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Division of Capital Planning and Operations
COURT FACILITIES UNIT

PROJECT UPDATE

March 1989

Number 1

The new Court Facilities Unit, established following passage of the Courthouse Improvement Act in July of 1988, is located on the Eighth Floor of 100 Nashua Street, Boston 02114.

Passage of the Courthouse Improvement Act transferred all of the Courts in Suffolk County and the Superior Court in Lawrence to the Commonwealth . (The Old Third District Courts in Cambridge and New Bedford were owned by the Commonwealth prior to passage of the Act). In addition, the Legislation provides for construction of new Courthouse facilities and a mechanism for transferring additional Courts from the Counties to the Commonwealth.

This Update lists the current status of all projects now in planning, design or under construction within DCPO. It will be mailed quarterly to any interested party and be available at the Court Facilities Unit. Telephone (617) 727-8085, John Stainton, Director.

Projects Under Construction

New Bedford Probate Court: Renovation of the Old Bristol Third District Court is scheduled for completion in March.

Construction Cost:	$1,838,000
Architect:	Notter, Finegold, Alexander
Contractor:	Fellouris Construction

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Projects in Final Design

Northern Essex District Court: This new building in Newburyport will have four Courtrooms and be a combined Court replacing the existing Newburyport and Amesbury facilities. The Architect is scheduled to complete the working drawings in April 1989.

Construction Budget:	$10,000,000
Architect:	Leers, Weinzapfel
	Carol R. Johnson & Associates, Landscape Architect
	Walter Sobel & Associates, Courthouse Consultant
Engineers:	Construction Engineering Services (Civil)
	SAR Engineering, Inc. (HVAC, Plumbing and Electrical)
	LeMessurier Consultants (Structural)

Lawrence Superior Court: Major renovation work, which will include adding a fourth Courtroom, repair of fire damaged areas and complete replacement of all building systems, is now in preliminary design. The project is expected to be ready to bid by November 1989.

Construction Budget:	Presently under revision
Architect:	Perry, Dean Rodgers and Partners
Engineers:	Boston Building Consultants (Structural) SAR Engineering, Inc. (Plumbing and Heating) McCarron, Hufnagle & Bent (Electrical)

Old Third District Court, Cambridge: A new roof and replacement of all windows was recently completed for this State-owned building that was formerly the Cambridge Third District Court. Design of the remaining renovation work will include an additional Courtroom, an elevator and new HVAC systems. The project is expected to be ready for construction by January 1990.

Construction Budget:	Presently under revision
Architect:	Ann Beha and Associates
Engineers:	SAR Engineering, Inc. (HVAC, Electrical and Plumbing)

Palmer District Court: Plans for this new Court, which will be County-funded and owned, will be ready for bid in April 1989.

Construction Budget:	$3,100,000
Architect:	Drummey Rosane Anderson, Inc. John Crowe Associates, Inc., Landscape Architect
Engineers:	Centennial Structural Engineers, Inc. Shooshanian Engineering Associates, Inc. (Mechanical, Electrical)

Suffolk County Courthouse Elevators, Phase II: Design of the second phase of the elevator modernization program will be completed by September 1989. (Phase I, a holdover City of Boston project, is under construction and will upgrade five elevators including the prisoner's elevator in the New Courthouse). Phase II will complete the work for the remaining four elevators in the New Courthouse. A third phase (see *Proposed Final Design Projects* below), will modernize the elevators in the Old Courthouse.

Construction Budget:	$1,073,000 (Phase II)
Architect:	Paul Krueger and Associates

Suffolk County Courthouse Building Envelope: Masonry repairs and window repair and replacement for the Old Courthouse.

Construction Budget:	Not established
Architect:	Preservation Partnership

Suffolk County Courthouse Electrical Service: New primary service will be installed for each floor of the New and Old Courthouse as a first step in modernizing the electrical systems. The job will be ready to bid in May 1989.

Construction Budget:	$2,000,000
Engineer:	Lottero + Mason Associates, Inc.

Roxbury District Court: Roof replacement, window and HVAC repairs.

Construction Budget: Not established
Engineer: E.J. Flynn

Brighton and West Roxbury District Courts: Window replacement and masonry repairs.

Construction Budget: Not established
Architect: Richard H. Walwood

South Boston: Roof replacement and masonry repairs.

Construction Budget: Not established
Engineers: Gale Engineering, Inc.

Haverhill District Court (County-owned building): Detention cell improvements.

Construction Budget: Not established
Architect: Phineas Alpers

Proposed Final Design Projects

Suffolk County Courthouse Elevators Phase III: Modernization of the elevators in the Old Courthouse. Proposals are due March 13, 1989.

Design Fee: $54,000

Suffolk County Courthouse Fire Protection Improvements: Life-safety improvements for the Old and New Courthouse. A request for final design proposals is expected to be advertised at the end of April 1989.

Construction Budget: $10,000,000

Studies

Newton District Court: A Middlesex County funded study to establish the cost and priority of improvements to address deficiencies in meeting requirements of the Life Safety Code. To be completed in June 1989.

Study Fee: $37,000
Architect: Sterling Associates

Middlesex South, Registry of Deeds/Probate: A Middlesex County funded study to establish the cost and priorities of improvements to address deficiencies in meeting requirements of the Life Safety Code. To be completed in June, 1989.

Study Fee: $45,000
Architect: David Hart

Proposed Studies

The following Studies are being advertised by the Designer Selection Board. Proposals are due March 31, 1989. (The study phase is a required first step prior to retaining an Architect or Engineer for final design).

Suffolk County Courthouse: A comprehensive program and building analysis of the Old and New Courthouses to determine requirements for new and renovated space. The results of the Study will be a long-range plan for the expansion and improvement of the New and Old Courthouses.

Study Fee: $250,000

Brighton and Roxbury District Courts: In addition to ongoing renovation work, this Study will evaluate all other building improvement requirements and program needs including provision for jury of six trials.

Study Fee: $90,000

Comprehensive Survey: A study covering Suffolk County District Courts (with the exception of Brighton and Roxbury, which are covered above) to evaluate all outstanding building systems, life-safety and repair requirements not covered by other design or construction programs.

Study Fee: $90,000

Spencer District Court: Development of the program and budget for a new Courthouse to replace the existing leased space in a former automobile dealership.

Study Fee: $40,000

Downtown Worcester: Study of the program needs of the Trial Court, including a new Juvenile Court, in Downtown Worcester .

Study Fee: $75,000

Durfee School: This 100 year old now vacant high school in Fall River was transferred to the Commonwealth several years ago for possible Court use. The Study will examine the program needs and costs of renovating the building for Court use.

Study Fee: $75,000

Renovation to West Roxbury District Court: In addition to ongoing renovation work, this Study will determine the long term needs of the Court and develop a program, which will include provision for jury of six trials. A request for proposals is expected to be advertised at the end of April 1989.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

JUNE 1989
Number 2

The ***Project Update*** reviews the activities of the Court Facilities Unit by Building within each County. The ***Update*** is mailed quarterly to any interested party and is available at the Court Facilities Unit, John Stainton, Director.

At the time this ***Update*** is being issued, schedules for study, design and construction work not already underway cannot be assured as the availability of capital funds for the design, construction and renovation of Courts has not been established for the coming year.

DOCUMENTS COLLECTION
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BRISTOL COUNTY

Durfee School: This 100 year old vacant high school in Fall River was transferred to the Commonwealth several years ago for possible Court use. Emergency repairs required by storm damage to the roof and clock tower were completed in March. The design of additional repairs to prevent further deterioration of the building is underway; construction is scheduled to begin in the Fall. A Feasibility Study to examine program requirements and renovation costs is pending at the Designer Selection Board.

ESSEX COUNTY

Haverhill District Court (County-owned): Construction documents for the renovation of the detainee cells will be ready for bid in August.

Lawrence District Court (County-owned): Construction documents for renovation of the detainee cells will be ready for bid in November. Additional leased space for the Court, as well as space for the interim needs of the Superior Court and for the Housing Court, will be advertised at the end of June. A Study to assess the long-term needs of the District, Housing and Probate Courts will begin pending release of a contract.

Lawrence Superior Courthouse: The Preliminary Design for the extensive renovation of the building has been completed. Construction documents will be completed and ready for bid in October. The $6.6 million construction budget funds the addition of a fourth Courtroom, new jury rooms, judges lobbies, detention facilities, elevators, heating and ventilating systems and general refurbishment of the entire building.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

Newburyport District Court: Bids for this new building, which replaces the existing Amesbury and Newburyport Courts, will be opened on July 12. Construction is expected to take twenty (20) months.

Salem Superior Court (County-owned): Study and design of fire protection improvements will begin this Summer. The project is county funded.

HAMPDEN COUNTY

Palmer District Court: Bids will be opened for the new Palmer District Court, (County-owned) on July 14, 1989.

MIDDLESEX COUNTY

Newton District Court and Middlesex South, Registry of Deeds/Probate Buildings (County-owned): Studies of the Life Safety Code, Handicapped Accessibility, and HVAC requirements and costs are being completed this month. Final design and construction is pending County funding.

Third District Court, East Cambridge: The former District Court, now State-owned and used as overflow court space, will be improved with an additional courtroom, an elevator, new HVAC systems and general refurbishment of the building. The project is expected to be ready for bid in January 1990.

NORFOLK COUNTY

Dedham Superior Court (County-owned): The Study and design of renovations to the interior to create an additional Courtroom, Judge's lobby and Jury Deliberation Room, will begin pending the release of a contract.

SUFFOLK COUNTY

Brighton District Court: Design of window and masonry repairs is underway and scheduled to be ready to bid in October. The DSB selected the firm of McGinley Hart this month to undertake a long range study of building and program needs. The work is scheduled to begin in September pending approval of their contract.

Roxbury District Court: Air conditioning repairs are to be completed by July 1st. Roof replacement is under design and should be ready to bid in September. The firm of McGinley Hart was selected this month to undertake a long range study of building and program needs. The work is scheduled to begin in September pending approval of their contract.

South Boston District Court: Masonry repairs and roof replacement are under design. Roof work will be ready for bid in August and the masonry work in October.

Suffolk County Courthouse: A series of projects are underway or are scheduled, including:

- Building Exterior - A Study to determine the most feasible method of repairing and/or replacing the windows and undertaking other needed exterior repairs to the Old and New Building will be completed in July.

- Electrical - Construction documents for new primary electrical service for each floor of the New and Old Courthouse, a required first step in modernizing the electrical systems, are now scheduled to be completed in August.

- Elevators - Construction of the first phase, under contract by the City of Boston, will be completed in September. The project includes automation of the men's detainee elevator, and four public elevators in the new building. A second phase, which will improve all the remaining elevator work for both the New and Old Courthouse, is under design and will be ready to bid in September. The project will include an additional two automatic elevators, the Judge's elevator and women's detainee elevator in the new building; in addition to the automation of four elevators in the old building. CATV security monitors will be installed in all elevator cabs. Upgrading all of the elevators (both Phase I and II) will cost an estimated $3.5 million.

- Fire Protection - Selection of the designer for this project is pending Designer Selection Board approval. Improvements are to include a complete new fire protection system (smoke detectors, smoke evacuation, fire alarm and communications, fire pumps, emergency generator and fire command center) for both the New and Old Buildings. The project estimate is $10 million.

- Heating Plant - An Engineering Study of the long-range alternatives for how the new and old buildings can most economically be heated has begun with a scheduled completion in September. The Study will evaluate the need for repair or replacement of the existing plant or conversion to the district steam system.

- Program Study - Vitetta Group, Inc., a nationally recognized firm in the field of judicial facilities programming and planning, has been selected to carry out a comprehensive program and building analysis to determine requirements for new and renovated space. The results of the Study will be a long-range plan for court expansion and improvement of the New and Old Courthouse. The Study will begin with the signing of a contract later this Summer and is expected to take a year to complete.

Suffolk County District Courts: A number of short-term projects are currently under design to correct building deficiencies. Each Court will also be evaluated for immediate life-safety and handicap access needs. The Consultant selection has been made by the Designer Selection Board for this evaluation and design work should be under contract by the end of the Summer. Comprehensive evaluations that identify the need for total renovation, expansion or replacement are planned for each Courthouse. In some instances, extensive improvements are being deferred pending decisions by the Trial Court to consolidate or replace a number of existing Court buildings.

West Roxbury District Court: Design of masonry repairs and window replacement is underway and scheduled to be bid in November. Selection of an Architect/Engineer to evaluate long-range building and program needs is pending Designer Selection Board action.

WORCESTER COUNTY

Downtown Worcester Court Facility: Selection of an Architect to prepare the program needs and cost estimate is pending Designer Selection Board action.

Spencer District Court: A space program for the new court will be completed in early September. A site will be acquired by January 1990 and final design will begin in March of 1990.

MASS. AP 26.5.3

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

SEPTEMBER 1989
Number 3

The **Project Update** reviews the current activity of the DCPO Court Facilities Unit. The **Update** is mailed quarterly to any interested party and is available at the Court Facilities Unit, John Stainton, Director.

Capital spending for the Trial Court has been set at $16.3 million. This will allow all of the study, design and construction work that is listed below to move ahead without funding delays.

BRISTOL COUNTY

Durfee School: The architectural firm of August Associates Architects, Inc. has been selected as the consultant to undertake a feasibility study of the building to determine its potential and the cost of using it by the Trial Court. The study will begin this fall and take approximately six months to complete. A study of repairs needed to avoid further weather damage has been completed and is under review.

Brockton District Court (County Owned): Construction documents for the renovation of the detainee cells will be ready for bid in October.

ESSEX COUNTY

Haverhill District Court (County -owned): Construction documents for the renovation of the detainee cells have been completed and will be bid in October.

Newburyport District Court: The construction contract for this new consolidated Amesbury and Newburyport Court was awarded to Eckman Construction Company of Bedford New Hampshire. The low bid was 24% below the architect's estimate. Construction began in August with completion of the building projected for December 1990.

Lawrence Superior Courthouse: Construction documents for the complete renovation of the building will be ready for bidding in October. The budget is estimated at $6.6 million.

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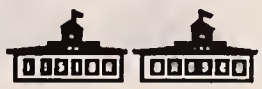

Lawrence District Court (County owned): Construction documents for renovation of the holding cells will be ready for bid in November.

Additional leased space for the District Court, as well as space to meet the interim needs of the Superior Court and for the Housing Court, was advertised this past summer with a selection scheduled to be made by the end of September.

A study for the replacement of the District Court and Housing Court will begin in November. The firm of Pierce Lamb Architects has been chosen to prepare a program for the new facilities.

Salem Superior Court (County owned): An architect has been selected to study and design needed fire protection improvements. The project is county funded.

HAMPDEN COUNTY

Palmer District Court (County owned): A.R. Green, a contractor from Holyoke Massachusetts was the low bidder for this new court building. The construction cost is $3.9 million and completion is projected for November 1990.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Construction documents for this former District Court, now state-owned and used as overflow court space, will be completed and ready for bid in December. The budget for renovations is $4.0 million.

NORFOLK COUNTY

Dedham Superior Court: The study and design of renovations of the interior to create an additional Judge's lobby will start in October. The architect is ZNA Associates.

SUFFOLK COUNTY

Suffolk County Courthouse: Projects that are underway or scheduled include:

- Elevators - Construction of the first phase, under contract by the City of Boston, is now scheduled to be completed in October. The project includes automation of the men's detainee elevator, and four public elevators in the new building. A second phase, which will modernize the remaining elevators in the new and old courthouse, will be ready to bid in early October. The project will include an additional two automatic elevators, automation of the Judge's elevator and women's detainee elevator in the new building, and the automation of four elevators in the old building. CATV security monitors will be installed in all elevator cabs. The total cost of upgrading all of the elevators (both Phase I and II) will be an estimated $3.8 million.

- Electrical - Construction documents for new primary electrical service for each floor of the New and Old Courthouse and installation of an emergency generator, required first steps in modernizing the electrical systems, are now scheduled to be completed in October. The budget for this work is $2.9 million.

- Building Exterior - A study to determine the most feasible method of repairing and/or replacing the windows and undertaking other needed exterior repairs to the old building is now scheduled for completion in October.

- Fire Protection - R.G.Vanderweil Engineers, Inc. were selected by the Designer Selection Board in August to undertake the final design for a new fire protection system and related work in both the new and old buildings. Design for the first phase of work will begin in November.

- Heating Plant - An engineering study of the long-range alternatives for how the new and old buildings can most economically be heated is now scheduled for completion in October. The study will evaluate the need for repair or replacement of the existing plant or, as an alternative, conversion to the district steam system.

- Program and Building Evaluation Study - The Vitetta Group, Inc., a nationally recognized firm in the field of judicial facilities programming and planning, will begin a comprehensive program and building analysis of the Pemberton Square buildings in October to determine requirements for new and renovated space. The results of the study will be a long-range plan for court expansion and improvement of the New and Old Courthouse. The study is expected to take a year to complete.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October 1988, are in varying states of obsolesence and disrepair. Correction of these long standing conditions will require a number of different approaches:

- Replacement : The Trial Court plans, subject to the approval of the General Court, to consolidate the East Boston and Chelsea Courts in a new building and to close the Charlestown court by merging its case load with the Boston Municiapal Court.

  - Advertisement of a consultant to study the requirements of a new East Boston/Chelsea court is scheduled for October.

- Short term repairs: In many cases, the remaining Suffolk County Courts currently scheduled to remain in service (pending further study), require improvements to building systems, roofs, exterior walls, etc. to keep them servicable. A number of projects have been initiated to correct these conditions including:

  - Roof replacement for the Roxbury District Court: Final design will be completed this fall with the project ready to bid by the first of the year.

  - Roof replacement for the South Boston District Court: Bid documents have been completed and the project is scheduled to be bid in October.

- Masonry repairs and windows for the South Boston District Court: Contract drawings will be completed by the end of December and bid in January.

- Masonry and window repairs for West Roxbury and window repairs for Brighton have been delayed because of a change in designer. A new schedule has not yet been established.

- Comprehensive Engineering Survey of all buildings including those that will eventually be replaced: Each court will be evaluated for immediate life safety and handicapped accessibility needs. TAMS Consultants, Inc has been chosen to carry out this work and will begin their evaluations in November.

- Program evaluation of buildings to remain: A comprehensive evaluation of space requirements to meet program needs will start this fall for several courts. The evaluation will look at overall space needs, the requirements for jury trials, and, if needed, the feasibility of adding to the area of the building. The following consultants have been selected:

  - West Roxbury: Sterling Associates

  - Brighton and Roxbury: David McLaren Hart

WORCESTER COUNTY

Spencer District Court: A space program for a new District Court has been completed. A request for proposals for selection of a site and advertisement for a final designer is scheduled for October.

- Downtown Worcester Court Facility: The firm of Drumney Rosane Anderson has been selected to undertake a study that develops a program to identify the current and projected staffing of each court function located in downtown Worcester, then project associated space needs, functional adjacency requirements, and parking requirements.

MASS. HF 26.5.4

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

DECEMBER 1989
Number 4

The **Project Update** reviews the current activity of DCPO's Court Facilities Unit. The **Update** is mailed quarterly to any interested party and is available at the Court Facilities Unit, John Stainton, Director.

Since the last issue, the Middlesex County Commissioners voted to transfer their ten district courts to the Commonwealth effective July 1, 1990. These courts will now be eligible for improvements and expansion utilizing the available appropriations under Chapter 203. District Courts being transferred include: Concord, Framingham, Lowell, Malden, Marlborough, Natick, Newton, Somerville, Waltham, and Woburn.

BRISTOL COUNTY

Durfee School: The architectural firm of August Associates Architects, Inc. has begun a program and feasibility study of the building to determine its potential for use by the Trial Court. The study will take approximately nine months to complete. Construction documents for repairs to the roof, which are needed to preserve the building from further deterioration, will be completed in February, 1990.

Brockton District Court (County owned): Bids for the renovation of the holding cells are due on January 24th. The estimated cost of construction is $143,000.

Plymouth District, Superior and Probate Courts: The Trial Court has requested DCPO undertake a study of the long range facility requirements in Plymouth, and to develop a space program for a new courthouse. The court will be sited on land to be set aside by the County Commissioners adjacent to the Plymouth Jail and House of Correction near Exit 6 of Route 3. A Request for Proposals to undertake the initial study phase will be issued in January, 1990.

ESSEX COUNTY

Haverhill District Court (County owned): Bids have been received for the renovation of the detainee cells. The contract will be awarded to the low bidder, Angelo C. Didio Building and Realty, Inc., in the amount of $96,000. The project will take six months to complete.

Newburyport District Court: Construction for this new consolidated Amesbury/Newburyport Court began in August and is to be completed by December, 1990. The work is progressing on schedule despite the difficult weather conditions. Total construction cost is $8.4 million.

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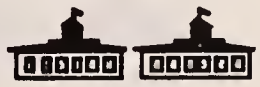

Lawrence Superior Courthouse: Bids for the total renovation of the building were received on December 27th. The low bid of $4.66 million, by Cresta Construction of Hudson, New Hampshire, was 31% below the project estimate. Construction will begin in late February and take 18 months to complete. During construction, all court functions will be relocated to space that has been leased on Amesbury Street, near the Lawrence District Court. The District Court will also lease a portion of this site, a move that replaces and expands the amount of space currently under lease for District Court use.

Lawrence District Court (County owned): Bids for renovation of the holding cells are due on January 19th. The estimated cost of construction is $214,000.

HAMPDEN COUNTY

Palmer District Court (County owned): Construction of the new court began in August and is scheduled to be completed in November, 1990. The construction cost is $3.9 million.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Construction documents for the renovation of this former District Court, now state-owned and used as overflow court space, have been completed. Bidding was delayed pending resolution of how the activities of the court would remain in operation during the period of construction. The issue is now close to resolution and it is expected the project will be bid in February, 1990. The project will require 14 months to complete at an estimated cost of $4.6 million.

NORFOLK COUNTY

Dedham Superior Court (County owned): Construction documents for renovations needed to create an additional Judge's lobby and courtroom will be completed in January, 1990. The estimated construction cost is $200,000. 5,100 square feet of space will be leased to accommodate those functions displaced by the courtroom expansion.

SUFFOLK COUNTY

Suffolk County Courthouse: Projects that are underway or scheduled include:

- Elevators - Construction of the first phase, under contract by the City of Boston, has been completed. Construction documents for the second phase have been completed and will be bid in January, 1990. The second phase will include an additional two automatic elevators, the Judge's elevator and women's detainee elevator in the new building, and the automation of four elevators in the old building. CATV security monitors will be installed in all elevator cabs. The total cost of upgrading all of the elevators (both Phase I and II) will be an estimated $3.8 million.

- Electrical - Construction documents for the required first steps in modernizing the electrical systems have been completed and will be bid by the end of January, 1990. The construction estimate for the new primary electrical service for each floor of the New and Old Courthouse and installation of an emergency generator is $2.9 million.

- Building Exterior - A study to identify needed window, masonry, roof and other repair work for the old building has been completed. The recommendations of this study, along with a study of the exterior of the new building carried out several years ago by the City of Boston, will now be used as the basis for seeking design services for the needed repairs at both buildings. Preliminary estimates of the construction cost for these improvements is $6 million.

- Fire Protection - R.G.Vanderweil Engineers, Inc. is now under contract and has begun work on the design of a new fire protection system and related improvements for both the new and old buildings. Total cost of these improvements is expected to be over $10 million.

- Heating Plant - An engineering study of the long-range alternatives for how the new and old buildings can most economically be heated is now scheduled for completion in January, 1990. The Study will evaluate the need for repair or replacement of the existing plant or, as an alternative, conversion to the district steam system.

- Program and Building Evaluation Study - The Vitetta Group, consultants for this study, has undertaken an initial set of meetings with staff from each functional area occupying the Suffolk County Court House buildings. The firm will now begin the preparation of a comprehensive program and building analysis to determine requirements for new and renovated space. The results of the study will be a long-range plan for court expansion and for improvement of the New and Old Courthouse. The Study will take a year to complete.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October 1988, are in varying states of obsolescence and disrepair. Correction of these long standing conditions will require a number of different approaches:

- Replacement : The Trial Court plans, subject to the approval of the General Court, to consolidate the East Boston and Chelsea Courts in a new building and to close the Charlestown court by transferring its case load to the Boston Municipal Court.

  - The Designer Selection Board has chosen the firm of Ondras Associates to establish the program requirements and prepare cost estimates for a new consolidated Chelsea/East Boston court.

- Short term repairs: In many cases, the remaining Suffolk County Courts currently scheduled to remain in service (pending further study), require improvements to building systems, roofs, exterior walls, etc. to keep them serviceable. A number of projects have been initiated to correct these conditions, including:

  - Roof replacement for the Roxbury District Court: Final design will be completed in January, 1990.

- Roof replacement for the South Boston District Court: The project will be bid in January, 1990.

- Masonry repairs and windows for the South Boston District Court: Contract drawings will be completed and bid in January, 1990.

- Masonry and window repairs for the West Roxbury District Court: Contract drawings will be completed in January, 1990.

- Masonry, roof and window repairs for the Brighton District Court: Contract drawings will be completed in January, 1990.

- A Comprehensive Engineering Survey is underway at each Suffolk County district courthouse, including those that will eventually be replaced. Each building is being evaluated for immediate life safety and accessibility needs. TAMS Consultants, Inc. has begun the survey for the following courts: Charlestown, Chelsea, East Boston, South Boston, and Dorchester. The balance of the County's district courts will be analyzed as part of an evaluation of space needs as described below.

- Program evaluation of buildings to remain: A comprehensive review is underway for the overall space needs, requirements for jury trials, and life safety and accessibility needs of three district courts.

  - West Roxbury: by the architectural firm of Sterling Associates.

  - Brighton and Roxbury: by the architectural firm of David McLaren Hart.

WORCESTER COUNTY

Spencer District Court: Selection of an architect for the final design of a new 24,000 square foot courthouse with two courtrooms, is on the Designer Selection Board agenda for action in January, 1990. Several sites for the new building have been identified and are being evaluated for their suitability for development of the new building.

Downtown Worcester Court Facility: The architectural firm of Drummey Rosane Anderson, Inc. has begun a study to develop a program that identifies the current and projected staffing of each court function located in downtown Worcester and then project associated space needs, functional adjacency requirements, and the parking requirements. The results of their evaluation are expected to be completed by June, 1990.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

MARCH 1990
Number 5

The **Project Update** reviews the current activity of DCPO's Court Facilities Unit. The **Update** is mailed quarterly to any interested party and is available from the Court Facilities Unit, John Stainton, Director.

At the end of March, the Court Facilities Unit has 40 projects underway. Fifteen of these are in the study phase, fifteen are under design and ten are being bid or under construction. Total contract commitments in dollars, by the end of the fiscal year, are estimated to be $40.8 million.

This and subsequent issues of the Update will include only major projects. For information on the progress of building repairs such as roof and window replacements, please contact the Courts Unit for the status of these projects at 727-8085.

BRISTOL COUNTY

Durfee School: The architectural firm of August Associates Architects, Inc. has completed their review of existing conditions and are proceeding with the preparation of a program and possible cost estimate for use of the building by the Juvenile, Probate and Housing Courts. Their preliminary assessment is that the building has substantial potential for use by these courts. The cost of renovations will be a major consideration in determining whether it is feasible to use the building for court purposes. Evaluation of the building's parking requirements and how to meet them will also be addressed as part of the study.

Brockton Superior Court (County owned): Construction of the detainee cell renovations began in March and is expected to be completed in August. The contractor is Langton and Douglas, Contracting, Inc. of Somerville, MA.

Plymouth District, Superior and Probate Courts: Pierce Lamb Architects has begun a study of the long range facility requirements for Plymouth. Their work will include development of a space program for a new courthouse sited on land adjacent to the Plymouth Jail and House of Correction. The study is expected to be completed in October.

ESSEX COUNTY

Haverhill District Court (County owned): Renovation of the detainee cells began in February and is scheduled for completion in June of this year. The contractor is Angelo C. Didio Construction of North Andover, MA.

Newburyport District Court: Construction for the new consolidated Amesbury/Newburyport Court began in August, 1989 and is to be completed by December, 1990. The total construction cost is $8.4 million. The contractor is Eckman Construction of Bedford, NH.

Lawrence Superior Courthouse: Work began at the end of March on the total renovation of the building and will take 18 months to complete. The total construction cost is $4.66 million.

Renovation of this historic building, original portions of which were constructed in 1858, will include the addition of a fourth courtroom for Superior Court use. Cresta Construction, Inc. of Hudson, NH is the contractor.

While the building is being renovated, the Superior Court will remain in operation in leased space at 78 Amesbury Street in Lawrence.

Lawrence District Court (County owned): Renovation of the detainee cells began in March and will be completed in September. The contractor is R.A. Caputo Company of Belmont, MA.

The firm of Pierce Lamb Architects has begun a study for the replacement of the District Court and for facilities for the Housing and Probate Courts and the Lawrence Trial Court Law Library.

HAMPDEN COUNTY

Palmer District Court (County owned): Construction of the new court began in August and is scheduled to be completed in November, 1990. The construction cost is $3.9 million.

MIDDLESEX COUNTY

Third District Court, East Cambridge: The contract for renovation of the building is scheduled to be bid in April. Work will be phased so that use of the court can continue while construction is under way. The project will require 14 months to complete at an estimated cost of $4.6 million.

Middlesex District Courts: The design of a number of repair projects for each of the ten district courts to be acquired by the Commonwealth on July 1st, is starting in March and April. The improvements will be designed by TAMS Consultants, Inc. and Amsler, Hagenah MacLean, Architects Inc.

NORFOLK COUNTY

Dedham Superior Court (County owned): Completion of construction documents for renovations which are needed to create an additional Judge's lobby and courtroom have been delayed due to an issue affecting handicapped accessibility to the building. The project is now scheduled to be bid by the end of April. An agreement has been reached on needed leased space to accommodate the functions displaced by the additional courtroom. This leased space is expected to be ready for occupancy in July.

SUFFOLK COUNTY

Suffolk County Courthouse: Projects that are underway or scheduled include:

- Elevators - Bids for the modernization of all elevators in both the New and Old Court House that have not yet been upgraded are due on April 18th. Estimated cost for the upgrading of all elevators is $3.8 million.

- Electrical - Construction documents for new primary electrical service and emergency generator, the first step in modernizing the electrical system, are awaiting final approval from the Department of Public Safety. The project is expected to be bid by the end of April. The construction cost estimate is $2.9 million.

- Building Exterior - The Designer Selection Board is expected to select an architect inApril to prepare specifications for the repair of windows, masonry and other exterior work for both the New and Old Courthouse. The preliminary estimates of the construction cost for these improvements is $6 million.

- Fire Protection - R.G. Vanderweil Engineers, Inc. has started the design work for a new fire protection system and related improvements for both the new and old buildings. Total cost of these improvements is expected to be over $10 million.

- Heating Plant - A draft engineering study, prepared by SAR Engineers, evaluates the condition of the existing heating plant and outlines alternatives for how the buildings can be most economically heated. The report indicates that substantial cost savings may be possible by upgrading the present equipment.

- Program and Building Evaluation Study - The Vitetta Group, consultants for this study, will submit an initial report on existing conditions and space utilization in April. Program alternatives for court expansion, including the construction of additional new space, will be completed in July.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October 1988, are in varying states of obsolescence and disrepair. A number of repair projects (not listed in this Update) are under design or will be under construction within the next several months. Major study and design projects include:

- West Roxbury District Court: The architectural firm of Sterling Associates has completed a draft program report that indicates the need to expand the Court by one additional courtroom and add administrative space. This will require constructing an addition that doubles the size of the building.

- Brighton District Court: The firm of David McLaren Hart has completed a draft program report that identifies the need for constructing additional administrative space that would expand the building's total area.

- Roxbury District Court: The firm of David McLaren Hart has completed a draft program report which identifies various spatial needs in the building.

- Consolidated Chelsea/East Boston District Court: The Trial Court plans, subject to the approval of the General Court, to consolidate the East Boston and Chelsea Courts in a new building. The firm of Ondras Associates will begin a program study in April to establish the space requirements and estimated costs for the new building. The study is scheduled to be completed in September.

- A Comprehensive Engineering Survey is underway at each Suffolk County district courthouse, including those that may eventually be replaced. Each building is being evaluated for immediate life safety and accessibility needs. TAMS Consultants, Inc. has begun the survey for the following district courts: Charlestown, Chelsea, East Boston, South Boston, and Dorchester.

WORCESTER COUNTY

Western Worcester District Court, Spencer Division: The Designer Selection Board has chosen the firm of Moore-Nolte Associates, Inc. of Boston for the design of a new 24,000 square foot district court which will replace the existing leased facility. Final negotiations are in progress for acquiring a site along Route 9 in the Town of East Brookfield.

Downtown Worcester Court Facility: The architectural firm of Drummey Rosane Anderson, Inc. has a study underway that develops the program requirements of the District, Housing, Superior, Probate and Juvenile Courts in Worcester. They will develop the court's space needs, functional adjacency requirements and the parking requirements. The study is to be completed by June, 1990.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

JULY 1990
Number 6

At the end of the 1989 fiscal year, the Court Facilities Unit had a total of 63 active projects. The list includes 15 that are in the study phase, 22 in design and 26 that are being bid or are under construction. The dollar value of these commitments totals $32 million.

Projected capital funding required for FY 91 to carry forward scheduled work and to undertake new projects and repairs is $22.3 million. Projects starting over the next twelve months include major repair and systems work at the Suffolk County Courthouse; the start of design for new courthouses in Plymouth, downtown Worcester, Western Worcester and Lawrence; the start of design for the renovation of the Durfee School in Fall River; the start of design for the repair and expansion of the West Roxbury, Roxbury, and Brighton District Courts, and an accelerated repair program for many of the courts owned by the Commonwealth.

Legislation filed by the Trial Court permitting DCPO to acquire sites for court purposes by eminent domain has been favorably reported out of Senate Ways and Means as an amendment to Chapter 203. Passage of the bill would greatly facilitate the work of the Court Facilities Unit in assembling sites for the expansion of existing courts and for locating new facilities.

On July 1, 1990, Middlesex County transferred their ten district courts to the Commonwealth. These courts are now eligible for improvements and expansion utilizing the available appropriations under Chapter 203. The District Courts that became state owned courts on July 1 are: Concord, Framingham, Lowell, Malden, Marlborough, Natick, Newton, Somerville, Waltham, and Woburn.

In addition to the major projects listed below, the **Project Update** lists all repair and minor renovation projects underway by the Court Facilities Unit.

BRISTOL COUNTY

Durfee School: The architectural firm of August Associates Architects, Inc. is expected to complete in October, 1990 a program and feasibility study of the building that will determine its potential for use by the Juvenile, Probate and Housing Courts.

ESSEX COUNTY

Haverhill District Court (County owned): Renovation of the detainee cells will be completed in July, 1990.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

Newburyport District Court: Construction for the new consolidated Amesbury/Newburyport Court began in August, 1989 with completion targeted for December, 1990. The work is now approximately one month behind schedule.

Lawrence Superior Courthouse: Work began at the end of March, 1990 on the total renovation of the building and will take 18 months to complete.

While the building is being renovated, the Superior Court will remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence District Court (County owned): Renovation of the detainee cells will be completed in July, 1990.

Lawrence Court Complex: Program and cost estimates for a new District, Probate and Housing Court facility as well as a new Trial Court Library is in preparation by Pierce Lamb Architects. A building of approximately 100,000 square feet will be required to house these functions. A search has been initiated for suitable sites within the Lawrence Central Business District. The study will be completed and ready for Trial Court approval in August, 1990.

HAMPDEN COUNTY

Palmer District Court (County owned): Construction of the new court began in August, 1989 and is scheduled to be completed in November, 1990.

MIDDLESEX COUNTY

Third District Court, East Cambridge: The low bidder for this major renovation was Peabody Construction of Braintree with a bid of $2,873,000. Work will begin in July and take 14 months. The project will be phased so that use of the court can continue operations while construction is underway.

NORFOLK COUNTY

Dedham Superior Court (County owned): Casby Brothers of Roslindale, with a low bid of $132,000, will be the contractor for renovations to create an additional Judge's lobby and courtroom. The project will be completed in January, 1990. 5800 square feet of space is being leased at 133 East Street in Dedham to accommodate those functions displaced by the courtroom expansion.

PLYMOUTH COUNTY

Plymouth District, Superior and Probate Courts: A study of the court facility requirements in Plymouth is being undertaken by Pierce Lamb Architects. It will define a space program and cost estimate for a new court building to be located on land adjacent to the Plymouth Jail and House of Correction. The study is scheduled to be completed in October, 1990.

Brockton Superior Court (County owned): Renovation of the detainee cells will be completed in August, 1990.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - Construction of the final phase of elevator improvements began in early July, 1990. The contractor is Slotnik Construction of Newton, with a low bid of $1,897,000. Final phase work includes automation of the remaining elevators in the new building and automation of four elevators in the old building.

- Electrical - Bids for the new primary electrical service, the first phase of the total electrical upgrade of the new and old buildings, are scheduled to be opened on August 3, 1990. The construction estimate is $2.9 million.

- Building Exterior - Design has begun for the renovation of the exterior of both the old and new buildings by Dean, Tucker, Shaw Architects. Preliminary estimates of the construction cost for these improvements is $6 million.

- Fire Protection - R.G.Vanderweil Engineers, Inc. has completed schematic design work for a new fire protection system and related improvements for both the new and old buildings. Total cost of these improvements is expected to be over $10 million.

- Program and Building Evaluation Study - The Vitetta Group, consultants for this study, are now several months behind in completing the first phase of their work, the Existing Condition Report. Completion is now scheduled for early October, 1990. Subsequent phases of the study will prepare a long-range plan for court expansion in a new building and for improvement of the existing buildings.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October, 1988, are in varying states of obsolescence and disrepair. Major study and design projects include:

- Consolidated Chelsea/East Boston District Court: The firm of Ondras Associates is progressing on schedule with their work to establish the space requirements and estimated cost for a new consolidated courthouse. The study will be completed in November, 1990.

- Brighton District Court: A program for the expansion and renovation of the Court will be completed in August. 700 square feet of new construction is proposed to be added to the building, as well as reclaimed grade-level space, to provide needed administrative space. Cost of the expansion and renovations is estimated to be $3.2 million. Advertisement for a final designer is scheduled for August, 1990.

- Roxbury District Court: A study for the renovation of the Court will be completed in August followed by the advertisement for a final designer in September, 1990.

- West Roxbury District Court: The program study for expansion and renovation of the court will be completed in July, 1990. The Court needs to be doubled in size from its present 15,000 square feet to 30,000 square feet. The program calls for construction of an

additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. Cost of the project is estimated to be $5.4 million. Advertisement for a final designer will take place in August, 1990.

WORCESTER COUNTY

Western Worcester District Court: Negotiations for the acquisition of a site have become stalled because property appraisals do not support the selling price desired by the owner of the land. An additional appraisal is being undertaken and, at the same time, a second advertisement for sites has been issued. Architects for the project, Moore-Nolte Associates, Inc., are under contract and ready to start. If the site issue can be resolved, the design of the new court can begin in the fall, 1990.

Downtown Worcester Court Facility: The architectural firm of Drummey Rosane Anderson, Inc. will complete their program study of the requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library in August, 1990. This will be followed by selection of a final designer in the fall.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

The Court Facilities Unit has 30 repair projects in various stages of study, design and construction. The total project cost of these repairs is approximately $6 million. Below is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Brighton District Court:		
• Exterior Repairs	Construction	Fall/Winter 1990
• Asbestos removal	Bid for construction	Fall 1990
Charlestown District Court:		
• Roof, Fire Protection, Detention Safety,	Design	Spring 1991
• Asbestos removal	Construction	Summer 1990
Chelsea District Court:		
• Roof, Fire Protection,	Design	Fall 1991
• Asbestos removal	Bid for construction	Fall 1990
Dedham Superior Court:		
• Additional Courtroom	Construction	Fall 1990
Dorchester District Court:		
• Fire Protection	Design	Spring 1991
Durfee School:		
• Roof Repairs	Bid for Construction	Spring 1991
East Boston District Court:		
• Fire Protection, Holding Cells, Handicapped Ramp, Toilet	Design	Spring 1991
Framingham District Court:		
• Jury Facilities	Study	Spring 1991
• Site Improvements	Design	Spring 1991
Lowell District Court:		
• Electrical System	Design	Fall 1991
• Windows, Doors	Study	Spring 1991

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Malden District Court:		
• Egress, Roof, Windows	Study	Spring 1991
Marlborough District Court:		
• Windows, Roof	Study	Spring 1991
Roxbury District Court:		
• Roof	Construction	Fall 1990
• Electrical Room	Construction	Fall 1990
Somerville District Court:		
• HVAC Improvements	Design	Spring 1991
South Boston District Court:		
• Roof	Construction	Fall 1990
• Exterior Pointing	Bid for Construction	Spring 1991
• Detainee Entrance	Construction	Summer 1990
• Fire Protection, Boilers, Site work, Windows	Design	Spring 1991
• Asbestos removal	Bid for construction	Fall 1990
Suffolk County Courthouse:		
• Repairs at Stairway	Construction	Fall 1990
• Fire Damaged Windows	Construction	Fall 1990
• Appeals Court Renovation	Bid for Construction	Spring 1991
• Detention Area	Bid for Construction	Spring 1991
• Juvenile Court/CHINS	Bid for Construction	Spring 1991
Waltham District Court:		
• Site Improvements	Study	Spring 1991
West Roxbury District Court:		
• Exterior Repairs	Construction	Fall/Winter 1990

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

OCTOBER 1990
Number 7

Since July, 1990, the Court Facilities Unit has completed major program studies for the Brighton, West Roxbury and Roxbury District Courts, and the Durfee School in Fall River. Design has begun on nine projects, including repairs to Charlestown, Chelsea, East Boston and Dorchester District Courts, and for repairs to the exterior of the old and new buildings of the Suffolk County Courthouse. The Unit has placed under contract eleven new construction projects including electrical service and elevator work at Suffolk County Courthouse, renovations to the Third District Court in East Cambridge, and renovations at the Dedham Superior Court. To date, dollar commitments for all active projects total $64 million.

Over the past several months, Briggs Associates has begun surveys of 19 state owned courthouses to determine the need for asbestos removal. The survey report is expected before the end of December. The first phase of asbestos abatement projects will take place this winter and in the spring of 1991 at the Suffolk County Courthouse, West Roxbury, South Boston, and Chelsea District Courts. (See the attached "Court Repair Projects" for a full list of all asbestos abatement projects.)

In addition to the major projects listed below, at the end of the report, the **Project Update** lists all repair and minor renovation projects currently underway by the Court Facilities Unit.

BRISTOL COUNTY

Durfee School: The program study for expansion and renovation of the building for Juvenile, Probate, and Housing Court use has been completed. The program calls for renovation of the 66,500 square foot building to house these functions at an estimated construction cost of $6.8 million. Advertisement for proposals for final design will take place in November.

ESSEX COUNTY

Haverhill District Court (County owned): Renovation of the detainee cells will be completed this month.

Newburyport District Court: The new consolidated Amesbury/Newburyport Courthouse is scheduled for completion and occupancy in February, 1991.

Lawrence Superior Courthouse: Renovations began in March, 1990 and scheduled completion has been pushed back to December, 1991 due to unforeseen site and building conditions.

While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library will remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence District Court (County owned): Renovation of the detainee cells will be completed in November, 1990.

Lawrence Court Complex: Program and cost estimates for a new District, Probate and Housing Court facility, as well as a new Trial Court Law Library, have been completed by Pierce Lamb Architects. A building of approximately 100,000 square feet will be required to house these functions at an estimated cost of $14.5 million. City owned sites are being evaluated and a Request for Proposals for private land will be issued in November.

HAMPDEN COUNTY

Palmer District Court (County owned): Construction of the court began in August, 1989 and the new building is scheduled to be completed and occupied in January, 1991.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Peabody Construction began major renovations in August, 1990 with completion scheduled for October, 1991. On-site trailers serve as judges' lobbies and the project has been phased to allow three courtrooms to operate while construction is underway.

NORFOLK COUNTY

Dedham Superior Court (County owned): Renovations that include a new Judge's lobby and courtroom will be completed in December, 1990. 5,800 square feet of space has been leased at 133 East Street in Dedham to accommodate those functions displaced by the courtroom expansion.

PLYMOUTH COUNTY

Plymouth Court Facility: Pierce Lamb Architects is currently preparing a study for a new building of approximately 100,000 square feet to house the Plymouth District and Superior Courts. A 10-acre county owned site, adjacent to the County jail, is currently being evaluated for court use. Study completion is scheduled for December, 1990.

Brockton Superior Court (County owned): Renovation of the detainee cells will be completed in late November, 1990.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - J. Slotnik Company of Newton has begun the final phase of construction that will automate the remaining manually operated cars in the old and new courthouse. The first phase of the work will be to automate three cars in the new building and two cars in the old building. Construction will last for approximately six months and the cars will be out of service during that time. The second phase of the project will be to automate the one remaining public car and the judges and detainees' cars in the new building and the two other cars in the old building. Complete automation of all elevators in the complex is scheduled for January, 1992.

- Electrical - Bids for the first phase of the total electrical upgrade of the new and old buildings were opened on August 3, 1990. The low bidder for the new primary electrical service was Sentry Utilities, Inc. with a bid of $1,427,000. Construction began in September, 1990 and is scheduled to last 14 months.

- Building Exterior - Dean, Tucker, Shaw Architects are currently working on design for exterior renovations for both buildings, with completion of contract documents expected in May, 1991. Preliminary estimates of the construction cost for these improvements are $6 million.

- Fire Protection - R.G. Vanderweil Engineers, Inc. is scheduled to complete final design work by January, 1991. Total cost of these improvements is estimated to be over $12 million.

- Program and Building Evaluation Study - The Vitetta Group is currently concluding the Phase I Existing Condition Report. The next phases of study work will include projecting caseload and staff needs, development of a space program, and alternative building programs.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October, 1988, are in varying states of obsolescence and disrepair. Major study and design projects include:

- Brighton District Court: Advertisement for an architect to design the renovation and expansion of the courthouse is scheduled for early November. The total project cost for design and construction is now estimated at $4.5 million.

- Consolidated Chelsea/East Boston District Court: Ondras Associates has established a program of for a new consolidated courthouse, and a space requirement for a separate new Chelsea District Court if consolidation is not feasible. A Request for Proposals for privately owned land will be advertised at the completion of the study.

- Dorchester District Court: The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve caseload and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. In November, a firm will be under contract to prepare a space program for the renovation and expansion to the existing Court.

- Roxbury District Court: A study for the renovation of the Court will be completed this month and will be followed by the advertisement for a final designer in early November, 1990. In addition to proposed renovations, 10,000 square feet of new construction is proposed to function as additional circulation and public space, as well as administrative space. Total project cost for design and construction is currently estimated at $5.3 million.

- South Boston District Court: In November, the firm of Graham Meus will begin a study to identify a space program for renovations to the South Boston Court.

- West Roxbury District Court: In September, the Designer Selection Board received 34 proposals in response to its advertisement for a final designer. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. Cost of the project is estimated to be $5.4 million. A designer is expected to be selected by the end of November.

WORCESTER COUNTY

Western Worcester District Court: Proposals were received in August in response to a second advertisement for privately owned land. Appraisals on two parcels of land are due this month. Architects for the project, Moore-Nolte Associates, Inc., are under contract and ready to start as soon as negotiations have been completed for a site.

Downtown Worcester Court Facility: Drummey Rosane Anderson, Inc., is continuing its program study of the requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. The final study report, which will identify a program for a new building, will be completed in December, 1990. The County Commissioners are considering the possible transfer of the existing court buildings to the state so that the D.C.P.O. can renovate these buildings as well as construct additional space.

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Court Repair Projects

The Court Facilities Unit has 28 repair projects in various stages of study, design and construction that have a total cost of approximately $6.5 million.

Roof and detainee entrance repairs have been completed at South Boston District Court this month, as well as removal of boiler room asbestos at Charlestown. As previously noted, asbestos abatement and removal will occur at 19 courthouses throughout Winter 90/Spring 91, under a blanket contract with Venture, Inc. These sites have been added to the following listing, in which all repairs are organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Asbestos removal	Construction	Winter 1990/Spring 1991
Brighton District Court:		
• Exterior Repairs	Construction	Fall/Winter 1990
• Asbestos removal	Construction	Fall 1990
Charlestown District Court:		
• Roof, Fire Protection, Detention Safety,	Design	Summer 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Chelsea District Court:		
• Roof, Fire Protection,	Design	Summer 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Concord District Court:		
• Asbestos removal	Construction	Winter 1990/Spring 1991
Dorchester District Court:		
• Fire Protection	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Durfee School:		
• Roof Repairs	Construction	Fall 1990-Spring 1991
East Boston District Court:		
• Fire Protection, Holding Cells, Handicapped Ramp, Toilet	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Framingham District Court:		
• Jury Facilities	Study	Summer 1991
• Site Improvements	Bid for Construction	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Lowell District Court:		
• Electrical System	Bid for Construction	Winter 1990
• Windows, Doors	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Malden District Court:		
• Egress, Roof, Windows	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Marlborough District Court:		
• Windows, Roof	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Newton District Court:		
• Asbestos removal	Construction	Winter 1990/Spring 1991
Roxbury District Court:		
• Roof	Construction	Fall 1990
• Electrical Room	Construction	Winter 1990
• Asbestos removal	Construction	Winter 1990/Spring 1991
Somerville District Court:		
• HVAC Improvements	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
South Boston District Court:		
• Exterior Pointing	Construction	Winter 1990
• Fire Protection, Boilers, Site work, Windows	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Suffolk County Courthouse:		
• Repairs at Stairway	Construction	Fall 1990
• Fire Damaged Windows	Construction	Winter 1990
• Appeals Court Renovation	Bid for Construction	Spring 1991
• Detention Area	Bid for Construction	Spring 1991
• Juvenile Court/CHINS	Bid for Construction	Spring 1991
• Asbestos Removal: Heating Plant	Construction	Winter 1990
Elevator Shafts	Construction	Winter 1990/Spring 1991
Waltham District Court:		
• Site Improvements	Design	Spring 1991
• Asbestos removal	Construction	Winter 1990/Spring 1991
Woburn District Court:		
• Asbestos removal	Construction	Winter 1990/Spring 1991
West Roxbury District Court:		
• Exterior Repairs	Construction	Fall/Winter 1990
• Asbestos removal	Construction	Winter 1990/Spring 1991

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

JANUARY 1991
Number 8

The Court Facilities Unit has completed eight repair and renovation projects since October 1990. Completed construction work includes exterior work at Brighton, Roxbury, and West Roxbury District Courts; detainee holding cell renovations at Haverhill and Lawrence District Courts and Brockton Superior Court; and detainee entrance repairs at South Boston District Court.

Also completed were repair work to the fire damaged windows and stairway leak at the Suffolk County Courthouse. A new courtroom at Dedham Superior Court was also completed this month.

At the end of the report, the **Project Update** lists capital projects completed by the Court Facilities Unit since July, 1990.

Due to the uncertainty of the Commonwealth's capital and operating budgets, some projects may be delayed during the first months of 1991. The Unit is making every effort to move projects along.

BRISTOL COUNTY

Durfee School: The Designer Selection Board has chosen Notter Finegold as architects for the final design of the renovation of the building for the Juvenile, Probate, and Housing Courts. The program calls for renovation of the 66,500 square foot building to house these functions at an estimated construction cost of $7.5 million. Design is anticipated to begin in May 1991.

ESSEX COUNTY

Newburyport District Court: The new consolidated Amesbury/Newburyport Courthouse is scheduled for completion and occupancy in March, 1991. The building was dedicated on December 20, 1990.

Lawrence Superior Courthouse: Renovation work began in March, 1990. Scheduled completion is November, 1991.

While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence Court Complex: Program and cost estimates for a new District, Probate and Housing Court facility, as well as a new Trial Court Law Library, are near completion by Pierce Lamb Architects. A building of approximately 95,000 square feet will be required to house these functions at an estimated total project cost of $17.3 million. Proposals for private land were received on January 28, 1991 and are being evaluated.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

HAMPDEN COUNTY

Palmer District Court (County owned): Construction of the court began in August, 1989 and the new building is scheduled to be completed and occupied in February, 1991.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Peabody Construction began major renovations in August, 1990 with completion scheduled for October, 1991. On-site trailers serve as judges' lobbies. The project has been phased to allow three courtrooms to operate while construction is underway.

PLYMOUTH COUNTY

Plymouth Court Facility: Pierce Lamb Architects is near completion of a study for a new building of approximately 85,000 square feet to house the Plymouth District and Superior Courts. A county owned site, adjacent to the County jail, is currently being evaluated for court use. Study completion is scheduled for March, 1991.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - Construction is underway to automate the remaining manually operated cars in the old and new courthouse. The first phase of the work will be to automate three cars in the new building and two cars in the old building. Construction will last for approximately six months and the cars will be out of service during that time. The second phase of the project will be to automate the one remaining public car and the judges and detainees' cars in the new building and the two other cars in the old building. The automation of all elevators in the complex is scheduled to be completed by December, 1991.

- Electrical - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Construction is scheduled to be complete in February, 1992.

- Building Exterior - Dean, Tucker, Shaw Architects are currently working on design for exterior renovations for both buildings, with completion of contract documents expected in May, 1991. Preliminary estimates of the construction cost for these improvements are $7.3 million. Renovation work will include replacement of the brickwork on the exterior of the new building.

- Fire Protection - R.G. Vanderweil Engineers, Inc. is scheduled to complete final design work by March, 1991. The estimated construction cost of these improvements is approximately $9.2 million. The work will include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms.

- Program and Building Evaluation Study - The Vitetta Group will finish the Phase I Existing Conditions Report in February, 1991. The next phase of study work will include the projection of case load and staff needs and development of space and alternative building programs. This next phase is scheduled to be complete in April, 1991. The Supreme Judicial Court and the Trial Court have established a working group, which will meet in the next few months, to review policy issues.

Suffolk County District Courts: These courts, taken over by the Commonwealth in October, 1988, are in varying states of obsolescence and disrepair. Major study and design projects include:

- Brighton District Court: Design of the renovation and expansion of the courthouse is projected to begin in May, 1991. Selection of the architect is pending at the Designer Selection Board. The total project cost for design and construction is now estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: Ondras Associates will complete, in March, 1991, the study for a new consolidated courthouse.

- Dorchester District Court: The firm of Graham Meus has underway a study for the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in April, 1991.

- Roxbury District Court: The study for the renovation of the Court is complete and selection of a final designer is pending at the Designer Selection Board. In addition to proposed renovations, 10,000 square feet of new construction is proposed to function as additional circulation and public space, as well as administrative space. Total project cost for design and construction is currently estimated at $5.0 million.

- South Boston District Court: The firm of Graham Meus has begun a study to identify a space program for renovations to this court, which has a vacant third floor that can be improved for Trial Court functions. The study will be completed in approximately five months.

- West Roxbury District Court: Appointment of the final designer is pending for this renovation and expansion project. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be $6.1 million.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield has been selected for the new court and is under a Purchase and Sale Agreement. Moore-Nolte Associates, Inc., have begun design of the new building. Design is scheduled to be completed in July, 1991.

Downtown Worcester Court Facility: Drummey Rosane Anderson, Inc., is near completion of the program study of the requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. The final study report, which will identify a program for a new building and recommend renovations to the existing courthouse, will be completed in February, 1991. The County Commissioners are considering the possible transfer of the existing court buildings to the state so that the D.C.P.O. can renovate these buildings as well as construct additional space.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

The Court Facilities Unit has many repair projects in various stages of study, design and construction that have a total cost of approximately $7.0 million.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Asbestos removal	Construction	Summer 1991
• Basement renovations	Study/Design	Fall 1991/Winter 1991
Brighton District Court:		
• Asbestos removal	Construction	Summer 1991
Charlestown District Court:		
• Roof, Fire Protection, Detention Safety,	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Chelsea District Court:		
• Roof, Fire Protection,	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Concord District Court:		
• Asbestos removal	Construction	Summer 1991
Dorchester District Court:		
• Fire Protection	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Durfee School:		
• Roof Repairs	Construction	Fall 1990-Spring 1991
East Boston District Court:		
• Fire Protection, Holding Cells, Handicapped Ramp, Toilet	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Framingham District Court:		
• Jury Facilities	Study	Summer 1991
• Site Improvements	Bid for Construction	Summer 1991
• Asbestos removal	Construction	Summer 1991
Lowell District Court:		
• Electrical System	Bid for Construction	Summer 1991
• Windows, Doors	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Malden District Court:		
• Egress, Roof, Windows	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Marlborough District Court:		
• Windows, Roof	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Newton District Court:		
• Asbestos removal	Construction	Summer 1991
Roxbury District Court:		
• Electrical Room	Construction	Winter 1990
• Asbestos removal	Construction	Summer 1991
Somerville District Court:		
• HVAC Improvements	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
South Boston District Court:		
• Exterior Pointing	Construction	Winter 1990/Spring 1991
• Fire Protection, Site work, Windows	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Suffolk County Courthouse:		
• Appeals Court Renovation	Construction	Spring 1991
• Adult Detention Area	Construction	Spring 1991
• Juvenile Detention Area	Study	Summer 1991
• Juvenile Court/CHINS	Construction	Spring 1991
• Asbestos Removal: Heating Plant	Construction	Spring 1991/Summer 1991
Elevator Shafts	Construction	Spring 1991
Waltham District Court:		
• Site Improvements	Design	Summer 1991
• Asbestos removal	Construction	Summer 1991
Woburn District Court:		
• Asbestos removal	Construction	Summer 1991
West Roxbury District Court:		
• Asbestos removal	Construction	Summer 1991

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $1.8 million.

Project	*Total Project Cost*
Brighton, Roxbury, West Roxbury District Courts	$742,300
• Exterior Repair and Renovations	
Brockton Superior Court	$183,200
• Renovate Detainee Area	
Dedham Superior Court	$213,000
• New Courtroom	
Durfee School, Fall River	$3,200
• Emergency Repairs to Roof	
Haverhill District Court	$128,400
• Renovate Detainee Area	
Lawrence District Court	$275,800
• Renovate Detainee Area	
South Boston District Court	
• Repair Roof	$83,800
• Repair Detainee Entrance	$30,500
• Canopy Entranceways	$4,900
Suffolk County Courthouse	
• AC/DC Power Conversion	$23,900
• Fire Damaged Windows	$47,000
• Repairs at Stairway	$90,000

In an effort to conserve resources, we request all firms that wish to continue receiving the **Project Update** to complete and return this form. Those who do not return this form will no longer receive the this newsletter.

Name _____

Firm _____

Address _____

_____

_____

Telephone (____)_____

Please return this form to:

Division of Capital Planning and Operations
Court Facilities Unit
100 Nashua Street
8th Floor
Boston, MA 02114

Attn: Barbara Albanese

MASS. AF 26.3:9

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

APRIL 1991
Number 9

The Court Facilities Unit is pleased to note that the Newburyport and Amesbury Divisions of the District Court moved into their new courthouse in Newburyport on April 22, 1991. Two sessions marked the day. Other recently completed construction work includes priority repairs at the Durfee School and exterior renovations at South Boston District Court.

Due to the uncertainty of the Commonwealth's capital and operating budgets, there have been a number of delays in commencement of some of the design and construction projects. The Unit is making every effort to move projects along.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Durfee School: This month, the firm of Notter Finegold Architects has begun final design for renovation of the building for the Juvenile, Probate, and Housing Courts. The program calls for renovation of the 66,500 square foot building to house these functions at an estimated construction cost of $7.5 million. The design phase is projected to last through the end of 1991.

ESSEX COUNTY

Newburyport District Court: Final inspection items will be completed shortly at the new courthouse, which opened for business this month.

Lawrence Superior Courthouse: The Cresta Construction Company continues renovation work, which is scheduled for completion in November, 1991.

While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence Court Complex: Pierce Lamb Architects have completed the program and cost estimates for a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. Proposals for private land were received in January and appraisals are underway for several sites. The total project cost for the new building is estimated at $17.3 million. The Designer Selection Board will advertise for a final designer in May.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

HAMPDEN COUNTY

Palmer District Court (County owned): The new building has been completed but occupancy has been delayed because of a shortage of county funds to staff the building.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Peabody Construction began major renovations in August, 1990, and is ahead of schedule. Completion is scheduled for this summer. On-site trailers serve as judges' lobbies and the project has been phased to allow three courtrooms to operate while construction is underway.

PLYMOUTH COUNTY

Plymouth Court Facility: Pierce Lamb Architects is expected to complete the study for a new building of approximately 85,000 square feet to house the Plymouth District and Superior Courts by May 1991. A county owned site, adjacent to the County jail, is currently being evaluated for court use.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - Construction is underway to automate the remaining manually operated cars in the old and new courthouse. The first phase of the work, which automates three cars in the new building and two cars in the old building, is now complete. The second phase of the project will be to automate the one remaining public car and the judges and detainees' cars in the new building and the two other cars in the old building. These elevators will continue to be out of service until they are fully modernized. The automation of all elevators in the complex is scheduled for completion by December, 1991.

- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Construction is scheduled to be complete in February, 1992.

- Electrical Distribution - The Vitetta Group has completed a study of electrical distribution needs for Suffolk County Courthouse. The Designer Selection Board will advertise for a final designer in May.

- Building Exterior - Dean, Tucker, Shaw Architects are currently working on design for exterior renovations for both buildings, with completion of contract documents expected in May, 1991. Preliminary estimates of the construction cost for these improvements are $7.3 million. Renovation work will include replacement of the brickwork on the exterior of the new building.

- Fire Protection - R.G. Vanderweil Engineers, Inc. is scheduled to complete final design work by May, 1991. The estimated construction cost of these improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, is $9.2 million.

- Heating Systems - The Designer Selection Board will advertise in May for a study designer for downstream heating improvements.

- Program and Building Evaluation Study/Masterplan - The analysis of existing conditions at Suffolk County Courthouse has been completed. The next phase of study work, which is currently underway, will develop a space program. This will be followed by the development of alternative building schemes. The completed Masterplan will establish a framework for renovating the existing Suffolk County Courthouse and for building a new court facility in downtown Boston.

  The first meeting of a Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, was held on April 24th. The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton. Monthly meetings will be held through September, when the Masterplan is scheduled for completion. D.C.P.O. will continue to meet with each court user throughout the masterplanning process.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The Designer Selection Board has ranked three firms for the final design of the renovation and expansion of the courthouse. However, due to current budget uncertainties, appointment and contracting with a firm and the start of final design has been delayed. The total project cost for design and construction is estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: Ondras Associates will complete the study for a new consolidated courthouse in May, 1991.

- Dorchester District Court: The firm of Graham Meus has underway a study for the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in July, 1991.

- Roxbury District Court: The Designer Selection Board has ranked three firms for the final design of the renovation and expansion of the courthouse. However, due to current budget uncertainties, appointment and contracting with a firm and the start of final design has been delayed. Total project cost for design and construction is currently estimated at $5 million.

- South Boston District Court: The firm of Graham Meus has begun a study to identify a space program for renovations to this court. The building includes a vacant third floor and vacant ground level space which will be evaluated for potential Trial Court use. The study will be completed in July, 1991.

- West Roxbury District Court: The architectural firm of Elkus Manfredi has been appointed final designer for renovation of the court. Design will begin in May, 1991 and is scheduled to last approximately 10 months. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be $6.1 million.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield has been selected for the new court and is under a Purchase and Sale Agreement. Moore-Nolte Associates, Inc., have begun design of the new building. Design is scheduled to be completed in July, 1991.

Downtown Worcester Court Facility: Drummey Rosane Anderson, Inc., has completed the program study of the requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. The County Commissioners are considering the possible transfer of the existing court buildings to the state so that the renovations to the existing buildings can proceed as well as the construction of additional space.

COUNTY-OWNED COURT REPAIRS

Design is nearly complete for projects at the Dedham Probate and Family Court, the Lynn and Taunton District Courts, and at courthouses in Northampton, Pittsfield, and Greenfield. (See Court Repair Projects, page 6.) Construction cannot proceed until an amendment to Chapter 203, which would create a $2 million pool for emergency and security repairs at county owned courts, is passed by the Legislature.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

The Court Facilities Unit has many repair projects in various stages of study, design and construction that have a total cost of approximately $7 million.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period**
Ayer District Court:		
• Asbestos removal	Construction	Summer 1991
• Space plan evaluation	Study/Design	Fall 1991/Winter 1991
Brighton District Court:		
• Asbestos removal	Construction	Spring 1991
Charlestown District Court:		
• Roof, Fire Protection, Detention Safety	Design	Winter 1991
• Asbestos removal	Construction	Summer 1991
Chelsea District Court:		
• Roof, Fire Protection, Detention Safety	Design	Winter 1991
• Asbestos removal	Construction	Summer 1991
Concord District Court:		
• Asbestos removal	Construction	Fall 1991
Dorchester District Court:		
• Life Safety Improvements	Design	Winter 1991
• Asbestos removal	Construction	Summer 1991
East Boston District Court:		
• Fire Protection, Holding Cells, Handicapped Ramp, Toilet	Design	Winter 1991
• Asbestos removal	Construction	Fall 1991
Framingham District Court:		
• Site Improvements	Construction	Spring 1991
• Asbestos removal	Construction	Fall 1991
Lowell District Court:		
• Electrical System	Construction	Spring 1991
• Windows, Doors	Design	Summer/Fall 1991
• Asbestos removal	Construction	Fall 1991
Malden District Court:		
• Egress, Roof, Windows	Advertise for Design	
• Asbestos removal	Construction	Fall 1991
Marlborough District Court:		
• Windows, Roof	Design	Summer 1991

***Due to fiscal uncertainties, projects may be delayed.**

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period**
Newton District Court:		
• Asbestos removal	Construction	Fall 1991
Roxbury District Court:		
• Electrical Room	Construction	Summer 1991
Somerville District Court:		
• HVAC Improvements	Bid for Construction	Summer 1991
South Boston District Court:		
• Fire Protection, Site work	Design	Winter 1991
• Windows	Design	Fall 1991
Suffolk County Courthouse:		
• Appeals Court Renovation	Construction	Spring /Summer 1991
• Adult Detention Area	Construction	Spring 1991
• Juvenile Court Detention	Study	Fall 1991
• Juvenile Court/CHINS	Construction	Spring 1991
• Asbestos Removal: Heating Plant	Construction	Summer 1991
• Heating Plant Improvements	On Hold	
Waltham District Court:		
• Site Improvements	Design	Summer 1991
• Asbestos removal	Construction	Spring 1991
Woburn District Court:		
• Asbestos removal	Construction	Fall 1991
West Roxbury District Court:		
• Asbestos removal	Construction	Fall 1991

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Design	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Design	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Design	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Taunton District Court		
• New Holding Cells	Design	Pending Legislation

***Due to fiscal uncertainties, projects may be delayed.**

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $14 million.

Project	*Total Project Cost*
Brighton, Roxbury, West Roxbury District Courts	$742,300
• Exterior Repair and Renovations	
Brockton Superior Court	$183,200
• Renovate Detainee Area	
Dedham Superior Court	$213,000
• New Courtroom	
Durfee School, Fall River	
• Emergency Repairs to Roof	$3,200
• Roof Repairs	$54,300
Haverhill District Court	
• Renovate Detainee Area	$128,400
Lawrence District Court	
• Renovate Detainee Area	$275,800
Newburyport District Court	
• New Consolidated Newburyport/Amesbury Court	$12,100,000
Suffolk County Courthouse	
• AC/DC Power Conversion	$23,900
• Fire Damaged Windows	$47,000
• Repairs at Stairway	$90,000
Asbestos Removal	$108,000
• Suffolk County Courthouse Elevator Shafts	
• Marlborough District Court	
• Somerville District Court	
• South Boston District Court	
Total	$13,969,100

MASS. AF 26.3:10

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

JULY 1991
Number 10

At the end of the 1991 fiscal year, the Court Facilities Unit had a total of 40 active projects. The list includes 12 that are under study, 11 in design and 17 that are being bid or are under construction. The dollar value of these contract commitments totals approximately $36.8 million.

Funding for new project starts in FY 1992 has not yet been determined. Therefore, dates reported in the **Project Update** for commencement of design and construction projects are tentative at this time and some delays are expected. The Unit is making every effort to move projects along.

Projected capital funding required for FY 1992 to carry forward scheduled work and to undertake new projects and repairs is $20 million. The Unit is currently seeking commitments for land acquisition for a new Lawrence Court Complex, and for construction of fire protection improvements and exterior envelope repairs at the Suffolk County Courthouse.

Since April, renovations to staff areas of the Boston Juvenile Court at the Suffolk County Courthouse have been completed. Site work at Framingham District Court and asbestos removal projects at Dedham Probate Court and Waltham District Court have also been completed.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be complete in early fall. The proposed new facility will consolidate the court, which sits in the Adams Town Hall and the North Adams City Hall. A search for publicly owned land has been completed and a Request for Proposals for privately owned land will be issued in August.

BRISTOL COUNTY

Durfee School: Notter Finegold Architects began final design for renovation of the building for the Juvenile, Probate, and Housing Courts in May, 1991. Design is scheduled for completion in early 1992. The program calls for renovation of the 66,500 square foot building to house these functions at an estimated construction cost of $7.5 million.

ESSEX COUNTY

Lawrence Superior Courthouse: Renovations are scheduled for completion in November, 1991. While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence Court Complex: The Designer Selection Board is currently evaluating firms for the award of final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Unit anticipates selection of a final designer by September. Evaluation of appraisals for privately owned sites are also underway, with negotiations for purchase to begin in August. The total project cost for the new building is estimated at $17.3 million.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Completion of major renovations is anticipated in late August. The project has been phased to allow three courtrooms to operate while construction is underway. The renovated court facility will provide a total of six jury equipped courtrooms.

PLYMOUTH COUNTY

Plymouth Court Facility: At the county's request, Pierce Lamb Architects is evaluating a second site for the new Plymouth District and Superior Courts, in addition to the originally proposed county owned site adjacent to the county jail. The architect will complete the study for the new 85,000 square foot courthouse pending evaluation of the sites.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - Construction is underway to automate the remaining manually operated cars in the old and new courthouse. The first phase of the work automated three cars in the new building and two cars in the old building. The second phase of the project, which is currently underway, automates the one remaining public car and the judges and detainees' cars in the new building and the two other cars in the old building. The automation of all elevators in the complex is scheduled for completion by September, 1991.

- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Latent conditions required replacement of the existing switchgear and the van room floor above the switchgear/transformer vault. The impact of this work on the scheduled completion date of February, 1992 is presently being reviewed.

- Electrical Distribution - The Designer Selection Board has ranked three firms for the final design of a new electrical distribution system for Suffolk County Courthouse. The start of final design is scheduled for October, 1991. Construction costs for the new system are estimated at $7.7 million.

- Building Exterior - Dean, Tucker, Shaw Architects are in the final stage of design for exterior renovations to both court buildings. Construction documents are currently being refined, and will be ready for bid in September. Renovation work will include replacement of the brickwork on the exterior of the new building. Preliminary estimates of the construction cost for these improvements are $7.3 million.

- Fire Protection - R.G. Vanderweil Engineers, Inc. has completed final design work. The estimated construction cost of these improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, is $9.2 million.

- Heating Systems - D.C.P.O. has selected C.A. Crowley, a mechanical/electrical engineering firm, to design renovations and controls for the heating system. The design phase, scheduled to begin in September, is expected to last six months.

- Program and Building Evaluation Study/Masterplan - The analysis of the future space needs of each court function will be completed by August. Alternatives for renovating and expanding the complex will be prepared in September. The Masterplan, which is scheduled for completion in October, will establish a framework for renovating the existing Suffolk County Courthouse and for building a new court facility in downtown Boston.

  The Suffolk County Courthouse Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, has been meeting monthly since April. The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Appeals Court Justice Rudolph Kass, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton. D.C.P.O. will continue to meet with each court user throughout the masterplanning process.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The Designer Selection Board has ranked three firms for the final design of the renovation and expansion of the courthouse. However, due to budget uncertainties, appointment and contracting with a firm and the start of final design has been delayed. The total project cost for design and construction is estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: Ondras Associates has completed the study for a new consolidated courthouse. The program calls for seven courtrooms, in a 50,000 square foot building. The preliminary estimated construction cost for the new court facility is $6.7 million. A Request for Proposals for privately owned land has been advertised, with an August 23, 1991 deadline for submittals.

- Dorchester District Court: The firm of Graham/Meus is currently studying the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in August, 1991.

- Roxbury District Court: The architectural firm of Stull and Lee, Inc. has been appointed final designer for renovation and expansion of the court. Design is expected to begin in August and last approximately 10 months. Total project cost for design and construction is currently estimated at $5 million.

- South Boston District Court: Graham/Meus is progressing with the study to identify a space program for renovations to this court. The building includes a vacant third floor and vacant ground level space which will be evaluated for potential Trial Court use. The study will be completed in September, 1991.

- West Roxbury District Court: Elkus/Manfredi began design of the expansion and renovation of the court in May, 1991. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be $6.1 million. Design is scheduled to be completed in February, 1992.

WORCESTER COUNTY

Western Worcester District Court: Moore-Nolte Associates, Inc., is scheduled to complete design of the new building in August. Site acquisition is also scheduled for August.

Downtown Worcester Court Facility: Program requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library are complete. D.C.P.O. has developed a phasing plan for meeting the court needs in the expanded complex, which will be reviewed with the County Commissioners. The County Commissioners are considering the possible transfer of the existing court buildings to the Commonwealth so that the renovations to the existing buildings can proceed, as well as the construction of additional space.

COUNTY-OWNED COURT REPAIRS

Design is nearly complete for the following priority repair projects:

- Holding cell and security improvements at the Lynn and Taunton District Courts, and at courthouses in Northampton, Pittsfield, and Greenfield.
- Heating and ventilation at Dedham Probate and Family Court

Construction cannot proceed until an amendment to Chapter 203, which would create a $2 million pool for emergency and security repairs at county owned courts, is passed by the Legislature. (See Court Repair Projects, page 6.)

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

The Court Facilities Unit has 38 repair projects in various stages of study, design and construction that have a total cost of approximately $6.5 million.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period**
Ayer District Court:		
• Roof Replacement	Design	Fall 1991
• Office space improvements	Study/Design	Winter 1991
• Asbestos removal	Construction	Summer 1991
Brighton District Court:		
• Asbestos removal	Construction	Winter 1991
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Design	Winter 1991/Spring 1992
• Asbestos removal	Construction	Summer 1991
Chelsea District Court:		
• Roof, Life Safety, Detention Upgrade	Design	Winter 1991/Spring 1992
• Asbestos removal	Construction	Fall 1991
Concord District Court:		
• Asbestos removal	Construction	Fall 1991
Dorchester District Court:		
• Life Safety	Design	Winter 1991
• Asbestos removal	Construction	Fall 1991
East Boston District Court:		
• Life Safety	Design	Winter 1991
• Asbestos removal	Construction	Fall 1991
Framingham District Court:		
• Asbestos removal	Construction	Fall 1991
Lowell District Court:		
• Electrical System	Construction	Summer 1991
• Windows, Doors	Bid for Construction	Spring 1992
• Asbestos removal	Construction	Fall 1991
Malden District Court:		
• Egress, Roof, Windows	Design	Spring 1992
• Asbestos removal	Construction	Fall 1991
Marlborough District Court:		
• Windows, Roof	Bid for Construction	Spring 1992

***Due to fiscal uncertainties, projects may be delayed.**

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period**
Newton District Court:		
• Roof replacement	Design	Spring 1992
• Asbestos removal	Construction	Fall 1991
Roxbury District Court:		
• Electrical Room	Construction	Summer 1991
Somerville District Court:		
• HVAC Improvements	Construction	Fall 1991
South Boston District Court:		
• Life Safety	Design	Winter 1991
• Windows	Bid for Construction	Fall 1991
Suffolk County Courthouse:		
• Appeals Court Renovation	Construction	Spring /Summer 1991
• Juvenile Court Detention	Design	Winter 1991
• Asbestos Removal: Heating Plant	Construction	Summer 1991
• Heating Plant Improvements	On Hold	
Waltham District Court:		
• Site Improvements	Bid for Construction	Spring 1992
Woburn District Court:		
• Asbestos removal	Construction	Fall 1991
West Roxbury District Court:		
• Asbestos removal	Construction	Fall 1991

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Design	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Design	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Design	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Taunton District Court		
• New Holding Cells	Design	Pending Legislation

***Due to fiscal uncertainties, projects may be delayed.**

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $14.3 million.

Project	*Total Project Cost*
Brighton, Roxbury, West Roxbury District Courts • Exterior Repair and Renovations	$742,300
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
Durfee School, Fall River • Emergency Repairs to Roof • Roof Repairs	$57,500
Framingham District Court • Site Improvements	$74,500
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office	$390,500
Asbestos Removal • Suffolk County Courthouse Elevator Shafts • Marlborough District Court • Somerville District Court • South Boston District Court • Waltham District Court • Dedham Probate Court	$132,200
Total	$14,741,700

ASS. AN 26.5:11

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

OCTOBER 1991
Number 11

Since July 1991, renovations to the Appeals Court as well as the modernization of the elevators in the Suffolk County Courthouse have been completed. The sallyport and sheriff's area in the Courthouse are now fully operational following completion of the reconstruction of the van room floor.

Other completed repairs include asbestos removal at Ayer and Charlestown District Courts and the Suffolk County Courthouse, as well as electrical room repairs at Roxbury District Court.

The cap set on capital funds for Fiscal Year 1992 has not allowed any new court projects to start design or construction. As indicated below, those projects ready to begin are listed as delayed until after July 1, 1992. We anticipate, subject to funding availability, that many of these projects will be able to start design or construction at the start of Fiscal Year 1993 (July 1992).

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be complete this fall. The proposed new facility will consolidate the court, which sits in the Adams Town Hall and the North Adams City Hall. Due to budget constraints, land acquisition and the start of design will not begin until after July 1992.

BRISTOL COUNTY

Durfee School: The firm of Notter Finegold Architects is scheduled to complete final design in February 1992. The program calls for renovation of the 66,500 square foot building to house Juvenile, Probate and Housing Court functions at an estimated construction cost of $7.5 million. Subject to the availability of funds, construction could begin in July 1992.

ESSEX COUNTY

Lawrence Superior Courthouse: Renovations are scheduled for completion in December, 1991. A dedication ceremony to celebrate the renovation of this historic courthouse will be held on Friday, December 20. While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

Lawrence Court Complex: The Designer Selection Board has ranked and interviewed three architectural firms for final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Unit will be interviewing these firms in the next month. Evaluation of appraisals for privately owned sites have also been completed. Due to budget constraints, land acquisition and commencement of final design has been delayed until after July 1, 1992. The total project cost for the new building is estimated at $17.3 million.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Major renovations to the court were completed in October. Final punch list items are being addressed and furniture will arrive by November. The project was phased to allow three courtrooms to operate while construction was underway. All six courtrooms will be available for use in November, and a dedication ceremony will take place on Monday, November 25.

PLYMOUTH COUNTY

Plymouth Court Facility: At the county's request, a second site for the new Plymouth District and Superior Courts is being evaluated, in addition to the originally proposed county owned site adjacent to the county jail. The program architect will complete the study for the new 85,000 square foot courthouse pending evaluation of the sites. The retention of an architect to begin final design will be delayed until after July 1, 1992.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Due to latent conditions, which required replacement of the existing switchgear and the van room floor above the switchgear/transformer vault, the original completion date has been extended from February to May 1992.

- Electrical Distribution - The firm of Johnson & Stover has been selected for the final design of a new electrical distribution system for Suffolk County Courthouse. Due to current budget constraints, commencement of design has been delayed until after July 1, 1992. Construction costs for the new system are estimated at $7.7 million.

- Building Exterior - Dean, Tucker, Shaw Architects are scheduled to complete design for exterior renovations to both court buildings in November, 1991. Renovation work is to include replacement of the brickwork on the exterior of the new building with an estimated construction cost of $7.1 million. Due to budget constraints, the construction start will be delayed until after July 1, 1992.

- Fire Protection - R.G. Vanderweil Engineers, Inc. has completed final design work and the project is ready to be bid. The estimated construction cost of these improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, is $9.6 million. Due to budget constraints, commencement of construction will be delayed until July 1992.

- Heating Systems - D.C.P.O. has selected C.A. Crowley, a mechanical/electrical engineering firm, to design renovations and controls for the heating system. The start of design has been delayed until July 1992 due to budget constraints.

- Program and Building Evaluation Study/Masterplan - Alternatives for renovating and expanding the Suffolk County Courthouse are currently being refined by the consultant and reviewed by the Policy Review Group. D.C.P.O. will be reviewing the alternatives with representatives from each court department in November. The Masterplan, which is scheduled for completion in December, will establish a program framework, cost estimates and a time schedule for renovation of the existing complex and for building a new court facility in downtown Boston.

  The Suffolk County Courthouse Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, has been meeting monthly since April. The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Appeals Court Justice Rudolph Kass, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton. D.C.P.O. will continue to meet with each court user throughout the masterplanning process.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The firm of Olson Lewis Architects & Planners Inc. has been selected for the final design of the renovation and expansion of the courthouse. However, due to budget constraints, appointment and contracting with a firm and the start of final design has been delayed until after July 1, 1992. The total project cost for design and construction is estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: Ondras Associates has completed the study for a new consolidated courthouse. The program calls for seven courtrooms in a 50,000 square foot building, with an estimated construction cost of $6.7 million. D.C.P.O. and the Trial Court is currently reviewing proposals for privately owned land. Land acquisition, however, will not occur until July 1992 or later, due to budget constraints. Advertisements for a final designer will also be delayed until the next fiscal year.

- Dorchester District Court: The firm of Graham/Meus is currently studying the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in December 1991.

- Roxbury District Court: The architectural firm of Stull and Lee, Inc. was appointed final designer for renovation and expansion of the court. Design will begin in November and last approximately 10 months. Total project cost for design and construction is currently estimated at $5 million.

- South Boston District Court: Graham/Meus is progressing with the study to develop a space program for renovations to this court. The building includes a vacant third floor and vacant ground level space which will be evaluated for potential Trial Court use. The study will be completed in November 1991.

- West Roxbury District Court: Elkus/Manfredi began design of the expansion and renovation of the court in May 1991. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be $6.1 million. Design is scheduled to be completed in February 1992. The start of construction will occur after July 1, 1992.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield was acquired in August for the new W. Worcester Courthouse, and final design is scheduled for completion in November. Bids for construction will be delayed until after July 1, 1992, due to current budget constraints.

Downtown Worcester Court Facility: Program requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library are complete. D.C.P.O. has developed a phasing plan for meeting the court needs in the expanded complex. The study is scheduled for completion in November. D.C.P.O. anticipates starting final design after July 1, 1992.

COUNTY-OWNED COURT REPAIRS

Final design is nearly complete for the following priority repair projects:

- Holding cell and security improvements at the Lynn and Taunton District Courts, and at courthouses in Northampton, Pittsfield, and Greenfield.
- Heating and ventilation at Dedham Probate and Family Court

Construction cannot proceed until an amendment to Chapter 203, which would create a $2 million pool for emergency and security repairs at county owned courts, is passed by the Legislature. (See Court Repair Projects, page 6.)

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The Project Update is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

The Court Facilities Unit has 35 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name. Due to fiscal constraints, many projects are delayed as noted below.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Roof Replacement	Construction	Fall 1991
• Office space improvements	Design	After July 1, 1992
Brighton District Court:		
• Asbestos removal	Construction	Winter 1991
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Design	After July 1, 1992
Chelsea District Court:		
• Roof, Life Safety, Detention Upgrade	Design	After July 1, 1992
• Asbestos removal	Construction	Spring 1992
Concord District Court:		
• Asbestos removal	Construction	Fall 1991
Dorchester District Court:		
• Life Safety	Design	After July 1, 1992
• Asbestos removal	Construction	Fall 1991
East Boston District Court:		
• Life Safety	Design	After July 1, 1992
• Asbestos removal	Construction	Winter 1991
Framingham District Court:		
• Asbestos removal	Construction	Fall 1991
Lowell District Court:		
• Electrical System	Construction	Summer/Fall 1991
• Windows, Doors	Construction	After July 1, 1992
• Asbestos removal	Construction	Fall 1991
Malden District Court:		
• Roof	Design	After July 1, 1992
• Asbestos removal	Construction	Spring 1992
Marlborough District Court:		
• Windows, Roof	Construction	After July 1, 1992
Newton District Court:		
• Roof replacement	Design	After July 1, 1992
• Asbestos removal	Construction	Winter 1991

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Somerville District Court:		
• HVAC Improvements	Construction	Fall/Winter 1991
Somerville District Court:		
• HVAC Improvements	Construction	Fall/Winter 1991
South Boston District Court:		
• Life Safety	Design	After July 1, 1992
• Windows	Re-Bid for Construction	After July 1, 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Design	After July 1, 1992
• Heating Plant Improvements	Design on Hold	After July 1, 1992
Waltham District Court:		
• Site Improvements	Bid for Construction	After July 1, 1992
Woburn District Court:		
• Asbestos removal	Construction	Spring 1992

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Design	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Design	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Design	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Design	Pending Legislation
Taunton District Court		
• New Holding Cells	Design	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $17.9 million.

Project	*Total Project Cost*
Brighton, Roxbury, West Roxbury District Courts • Exterior Repair and Renovations	$742,300
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
Durfee School, Fall River • Emergency Repairs to Roof • Roof Repairs	$57,500
Framingham District Court • Site Improvements	$74,500
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs	$68,135
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators	$3,137,000
Asbestos Removal • Suffolk County Courthouse Elevator Shafts • Marlborough District Court • Somerville District Court • South Boston District Court • Waltham District Court • Dedham Probate Court • Ayer District Court • Charlestown District Court • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Old & New Buildings	$464,600
TOTAL	**$17,888,735**

ASS. AF 26.3: 12

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

JANUARY 1992
Number 12

The Court Facilities Unit is pleased to note that renovations to the Third District Court in East Cambridge have been completed. The building was rededicated at a ceremony held on November 25, 1991, and all six courtrooms are now available for use.

Other construction projects completed since October 1991 include electrical upgrade work at Lowell District Court, a lighting retrofit at Malden District Court, and an emergency roof replacement at Ayer District Court. Asbestos removal at Brighton and East Boston District Courts has also been competed.

Capital funds for court improvements have been very limited for fiscal year 1992, allowing only for the completion of previously contracted projects. Funds currently allocated by Administration and Finance will permit some construction and design projects to start after July 1, 1992. Based on priorities established by the Trial Court, these projects include life safety work, repairs that will keep buildings weather tight and serviceable, or renovations that will provide significant improvement in meeting the operational needs of the court. Until additional funding is available, the following projects will remain on hold:

- Design of Brighton District Court Renovation
- Design of New Plymouth Courthouse
- Design of South Boston District Court Renovation
- Design of Newton District Court Renovation
- Design of New Worcester Court (Phase I)
- Design and Land Acquisition for New Northern Berkshire District Court
- Design and Land Acquisition for New Consolidated East Boston/Chelsea District Court
- Construction of New Western Worcester District Court
- Construction of Newburyport District Court Pumphouse
- Construction of Suffolk County Courthouse Exterior Repairs
- Construction of Durfee School Renovation

Final design has been completed on priority renovation projects at the Lynn and Taunton District Courts, at courthouses in Northampton, Pittsfield and Greenfield, and at Dedham Probate and Family Court. Construction cannot proceed until an amendment to Chapter 203, which would create a $2 million pool for emergency and security repairs at county owned courts, is passed by the Legislature.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be complete in February 1992. The proposed new facility will consolidate the court, which sits in the Adams Town Hall and the North Adams City Hall. Due to budget constraints, land acquisition and the start of design cannot begin until after July 1992, at which time it will be subject to the availability of funds.

BRISTOL COUNTY

Durfee School: The firm of Notter Finegold Architects is scheduled to complete final design in May 1992. The program calls for renovation of the 66,500 square foot building to house Juvenile, Probate and Housing Court functions at an estimated construction cost of $7.5 million. Subject to the availability of funds, construction could begin after July 1992.

ESSEX COUNTY

Lawrence Superior Courthouse: Renovations are scheduled for completion in March 1992. The Superior and Probate Courts, which have been operating in leased space at 78-82 Amesbury Street in Lawrence, are expected to resume use of the building April 1st. A dedication ceremony to celebrate the renovation of this historic courthouse will be held on Friday, March 27.

Lawrence Court Complex: The Designer Selection Board has ranked and interviewed three architectural firms for final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. A firm will be selected once the development site has been selected. Due to budget constraints, land acquisition and commencement of final design has been delayed until after July 1, 1992. The total project cost for the new building is estimated at $17.3 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The program architect will complete the study for the new 85,000 square foot courthouse pending evaluation of the sites. Due to budget constraints, the project is temporarily on hold and site selection has not yet been finalized. The retention of an architect to begin final design will be delayed until after July 1, 1992, pending the availability of additional capital funds.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Due to a number of deteriorated building conditions uncovered in the course of construction including the need to replace the existing switchgear and the van room floor above the switchgear/transformer vault, the original completion date has been extended from February to May 1992.

- Electrical Distribution - The firm of Johnson & Stover has been selected for the final design of a new electrical distribution system for Suffolk County Courthouse. Due to current budget constraints, commencement of design has been delayed until July 1992. Construction costs for the new system are estimated at $7.7 million.

- Building Exterior - Dean, Tucker, Shaw Architects are scheduled to complete design for exterior renovations to both court buildings in February 1992. Renovation work is to include replacement of the brickwork on the exterior of the new building with an estimated construction cost of $7.1 million. Due to budget constraints, the construction start will be delayed until after July 1, 1992, pending availability of funds.

- Fire Protection - R.G. Vanderweil Engineers, Inc. has completed final design work and the project is ready to be bid in February. The estimated construction cost of these improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, is $9.6 million. Due to budget constraints, commencement of construction will be delayed until July 1992.

- Heating Systems - D.C.P.O. has selected C.A. Crowley, a mechanical/electrical engineering firm, to design renovations and controls for the heating system. The start of design has been delayed until July 1992 due to budget constraints.

- Program and Building Evaluation Study/Masterplan - The Masterplan has established a program, two alternatives, cost estimates and a time schedule for renovation of the existing complex and for building a new court facility in downtown Boston. D.C.P.O. has been reviewing the alternatives with court departments and will continue these briefings through February and March.

  The Suffolk County Courthouse Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, has been meeting monthly since April 1991 and will be meeting in March to make a recommendation on the preferred development alternative and site for the new building . The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Appeals Court Justice Rudolph Kass, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The firm of Olson Lewis Architects & Planners Inc. has been selected for the final design of the renovation and expansion of the courthouse. However, due to budget constraints, appointment and contracting with the firm and the start of final design have been delayed, pending availability of funds. The total project cost for design and construction is estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: A request for proposals for land for the consolidated court was issued and eight responses were received. No appraisals or offers have been made. Land acquisition and advertisement for a final designer will be delayed until the consolidation issue is resolved, and at that time will be subject to the availability of additional capital funds.

- Dorchester District Court: The consultant, Graham/Meus has nearly completed the study for the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in February 1992. Advertisements for a designer may be issued before July 1992, with design to commence in fiscal year 1993.

- Roxbury District Court: The architectural firm of Stull and Lee, Inc. was appointed final designer for renovation and expansion of the court. Design began in November and will last approximately 10 months. Total project cost for design and construction is currently estimated at $5.3 million. Construction is presently scheduled to begin next fiscal year.

- South Boston District Court: Graham/Meus has completed the study which develops a space program for renovations to this court. Advertisement for a final designer is on hold pending availability of additional capital funds in fiscal year 1993.

- West Roxbury District Court: Elkus/Manfredi is scheduled to complete design of the expansion and renovation of the court in February 1992. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be $6.1 million and start of construction is scheduled to begin after July 1, 1992.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield was acquired in August for the new W. Worcester Courthouse, and final design is scheduled for completion in February. Construction of the project is on hold pending funding availability in fiscal year 1993.

Downtown Worcester Court Facility: Program requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library are complete. D.C.P.O. has developed a phasing plan for meeting the court needs in the expanded complex. The study is scheduled for completion in January 1992. Due to budget constraints, the start of final design is on hold until additional capital funds become available.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 29 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name. Due to fiscal constraints, many projects are delayed as noted below.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Office Space Improvements	Design	After July 1, 1992
Cambridge Superior Courthouse		
• Statewide Data Center	Ready to Bid	After July 1, 1992
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Ready to Bid	After July 1, 1992
Chelsea District Court:		
• Roof, Life Safety, Detention Upgrade	Ready to Bid	After July 1, 1992
Concord District Court:		
• Asbestos Removal	Construction	Spring 1992
Dorchester District Court:		
• Life Safety	Ready to Bid	After July 1, 1992
East Boston District Court:		
• Life Safety	Ready to Bid	After July 1, 1992
Framingham District Court:		
• Roof Replacement	Design	After July 1, 1992
• Jury Space Improvements	Design	After July 1, 1992
• Emergency Gas Conversion	Design	Spring 1992
Asbestos Removal•	Construction	Spring 1992
Lowell District Court:		
• Electrical System	Construction	Summer/Fall 1991
• Windows, Doors	Ready to Bid	After July 1, 1992
Asbestos Removal	Construction	Spring 1992
Malden District Court:		
• Roof	Ready to Bid	After July 1, 1992
Marlborough District Court:		
• Windows, Roof	Ready to Bid	After July 1, 1992
Newton District Court:		
• Roof Replacement	Design	After July 1, 1992
South Boston District Court:		
• Life Safety	Ready to Bid	After July 1, 1992
• Windows	Ready to Bid	After July 1, 1992

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Suffolk County Courthouse:		
• Juvenile Court Detention	Design	After July 1, 1992
• Heating Plant Improvements	Design on Hold	After July 1, 1992
Waltham District Court:		
• Site Improvements	Ready to Bid	After July 1, 1992
Woburn District Court:		
• Asbestos Removal	Construction	Spring 1992

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $22.2 million.

Project	*Total Project Cost*
Ayer District Court Emergency Roof Replacement	$81,500
Brighton, Roxbury, West Roxbury District Courts • Exterior Repair and Renovations	$742,300
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
Durfee School, Fall River • Emergency Repairs to Roof • Roof Repairs	$57,500
Framingham District Court • Site Improvements	$74,500
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lowell District Court • Electrical Upgrade	$89,000
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs	$68,135
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators	$3,137,000
Third District Court, East Cambridge • Renovate Old Third District Court	$3,867,800

Asbestos Removal	$496,000
• Suffolk County Courthouse Elevator Shafts	
• Marlborough District Court	
• Somerville District Court	
• South Boston District Court	
• Waltham District Court	
• Dedham Probate Court	
• Ayer District Court	
• Charlestown District Court	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Old & New Buildings	
• Brighton District Court	
• East Boston District Court	
TOTAL	**$22,209,035**

ASS. AF 26.3.13

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

MAY 1992
Number 13

The Court Facilities Unit is pleased to note that renovations to the Lawrence Superior Court have been completed. A dedication ceremony was held on March 27, 1992, and the court reopened for sessions on April 6. The building includes four jury equipped courtrooms for use by the Superior and Probate and Family Courts.

Other construction projects completed since January 1992 include ventilation work at Somerville District Court and asbestos removal at Framingham District Court.

In June the Court Facilities Unit, in conjunction with the Trial Court, will publish the annual *Massachusetts Court Facility Capital Program.* Included in the report is a review of building conditions, court case loads and jurisdictions. Copies of the *Capital Program* will be available from the DCPO Court Facilities Unit.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be complete by August 1992. The proposed new facility will consolidate the court, which now sits in the Adams Town Hall and the North Adams City Hall.

BRISTOL COUNTY

Durfee School: The firm of Notter Finegold Architects is scheduled to complete final design in July 1992. The program calls for renovation of the 66,500 square foot building to house Juvenile, Probate and Housing Court functions at an estimated construction cost of $7.5 million.

ESSEX COUNTY

Lawrence Court Complex: The Designer Selection Board has ranked and interviewed three architectural firms for final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. Development sites are currently under consideration, and a firm will be selected once the development site has been selected. The total project cost for the new building is estimated at $17.3 million.

DCPO/Court Facilities Unit, 100 Nashua Street, Boston, MA 02114 (617) 727-8085

MIDDLESEX COUNTY

Newton District Court : A county funded study proposes upgrading all building systems, repairing the exterior and correcting all life safety and access code violations of the court. The proposed project would also include space reorganization to improve operational efficiency and circulation. The total estimated project cost for renovation is $2.2 million. An advertisement for a final designer has been prepared.

PLYMOUTH COUNTY

Plymouth Court Facility: The program architect will soon complete the study for the new 85,000 square foot courthouse. It is proposed that this new state owned court be constructed adjacent to the Plymouth County House of Correction on land that will be donated by the County. The proposed facility will have 7 courtrooms, detention facilities and a drop-off child care area as well as on-site parking. The total estimated project cost for the new building is $16.9 million.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Due to a number of deteriorated building conditions uncovered in the course of construction, including the need to replace the existing switchgear and the van room floor above the switchgear/transformer vault, the original completion date was extended from February to June 1992.

- Electrical Distribution - The firm of Johnson & Stover has been selected for the final design of a new electrical distribution system for Suffolk County Courthouse. Design commenced in February 1992, and is scheduled to last 12 months. Construction costs for the new system are estimated at $7.7 million. When completed, both the New and Old Courthouse will be rewired with improved lighting and electrical capacity for air-conditioning and computers.

- Building Exterior - Dean, Tucker, Shaw Architects are scheduled to complete design for exterior renovations to both court buildings in May 1992. Renovation work is to include replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. The total project has an estimated construction cost of $7.1 million.

- Fire Protection - General contractor bids were opened on May 6, 1992 and contract award is pending. The low bid was $5,138,830. The improvements include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms. Commencement of construction is scheduled for July 1992.

- Heating System - C.A. Crowley, a mechanical/electrical engineering firm, is scheduled to complete a study for repairs and controls for the heating system in July 1992. Final design of the repairs and controls will begin in July.

- Program and Building Evaluation Study/Masterplan - The Masterplan has established a program, two alternatives, cost estimates and a time schedule for renovation of the existing Suffolk County Courthouse complex and for building a new court facility in downtown Boston.

  The Suffolk County Courthouse Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, has been meeting monthly since April 1991. They will recommend to the Trial Court and the Supreme Court Justice a preferred development alternative and site for the new building. The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Appeals Court Justice Rudolph Kass, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The firm of Olson Lewis Architects & Planners Inc. has been selected for the final design of the renovation and expansion of the courthouse. The total project cost for design and construction is estimated at $4.6 million.

- Consolidated Chelsea/East Boston District Court: The Supreme Judicial Court has directed DCPO to move forward with acquiring a site and designing a facility to replace the Chelsea and East Boston Courts.

- Dorchester District Court: The consultant, Graham/Meus has completed the study for the renovation and expansion of the court. An advertisement for a final designer has been prepared.

- Roxbury District Court: The architectural firm of Stull and Lee, Inc. was appointed final designer for renovation and expansion of the court. Design began in September 1991 and will last approximately 13 months. Total project cost for design and construction is currently estimated at $6.9 million. Construction is presently scheduled to begin in March 1993.

- South Boston District Court: Graham/Meus has completed the study which develops a space program for renovations to this court. An advertisement for a final designer has been prepared.

- West Roxbury District Court: Elkus/Manfredi has completed the design of the expansion and renovation of the court. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. Bids for the general contractor will be opened on June 19, 1992. The estimated cost of construction is $5.8 million and start of construction is scheduled to begin in August 1992.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield was acquired in August 1991 for the new Western Worcester Courthouse. Final design is scheduled for completion in May.

Downtown Worcester Court Facility: The study and phasing plan for meeting the court needs in an expanded complex are complete. The program includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. An advertisement for the final designer for the first phase of the project has been prepared. It includes a new 74,000 square foot addition to the building to house the District, Probate, and Housing Courts. The estimated cost for the first phase is $16 million.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 27 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Office Space Improvements	Bid for Construction	Fall 1992
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Cambridge Superior Courthouse		
• Statewide Data Center	Design Complete	Fall 1992
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Summer 1992
Concord District Court:		
• Asbestos Removal	Construction	Fall 1992
• Site Repairs	Study	Summer 1993
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Dorchester District Court:		
• Life Safety	Construction	Summer 1992
East Boston District Court:		
• Life Safety	Construction	Summer 1992
Framingham District Court:		
• Roof Replacement	Bid for Construction	Fall 1992
• Jury Space Improvements	Design	Winter 1992
• Emergency Gas Conversion	Construction	Summer 1992
• Oil Tank Removal	Study	Summer 1993
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Lowell District Court:		
• Windows, Doors	Construction	Summer 1992
• Asbestos Removal	Construction	Fall 1992
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Malden District Court:		
• Roof	Construction	Summer 1992
• Building Improvements	Design	Spring/Summer 1993
Marlborough District Court:		
• Windows, Roof	Construction	Summer 1992
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Newton District Court:		
• Roof Replacement	Bid for Construction	Fall 1992

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Somerville District Court:		
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
South Boston District Court:		
• Life Safety	Construction	Summer 1992
• Windows	Construction	Summer 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Summer 1992
Waltham District Court:		
• Site Improvements	Construction	Summer 1992
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Woburn District Court:		
• Asbestos Removal	Construction	Fall 1992
• Systems Improvements	Study	Spring/Summer 1993
• Handicapped Access/Holding Cells	Study	Fall 1993

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $28.8 million.

Project	*Total Project Cost*
Ayer District Court Emergency Roof Replacement	$81,500
Brighton, Roxbury, West Roxbury District Courts • Exterior Repair and Renovations	$742,300
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
Durfee School, Fall River • Emergency Repairs to Roof • Roof Repairs	$57,500
Framingham District Court • Site Improvements	$74,500
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade	$89,000
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs	$68,135
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators	$3,137,000
Third District Court, East Cambridge • Renovate Old Third District Court	$3,867,800

Asbestos Removal	$515,000
• Suffolk County Courthouse Elevator Shafts	
• Marlborough District Court	
• Somerville District Court	
• South Boston District Court (Phase I &II)	
• Waltham District Court	
• Dedham Probate Court	
• Ayer District Court	
• Charlestown District Court	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Old & New Buildings	
• Brighton District Court	
• East Boston District Court	
• Framingham District Court	
TOTAL	**$28,858,135**

ASS. AT 26.3. 14

Massachusetts Courthouse Improvement Program

PROJECT UPDATE

AUGUST 1992
Number 14

In August the Court Facilities Unit, in conjunction with the Trial Court published the third annual *Massachusetts Court Facility Capital Program*. The Report outlines a 6+ year spending plan, which allows for the initiation of all major projects in this fiscal year (FY93).

Included in the *Capital Program* is a review of building conditions, court case loads and jurisdictions. Copies are available from the DCPO Court Facilities Unit.

Major **design** starts include: New Lawrence Court Complex, New Chelsea/East Boston District Court, New Plymouth Judicial Complex, Downtown Worcester Court Complex, Dorchester District Court Expansion, and Renovations at Brighton, South Boston, and Newton District Courts. Design work may also start for expansion and renovation of the Suffolk County Courthouse.

Major **construction** starts include: New Western Worcester District Court, Renovations to the former Durfee School for use as Fall River Trial Court, Renovations to West Roxbury and Roxbury District Courts, and Fire Protection Improvements, Exterior Repairs, and Electrical Distribution at the Suffolk County Courthouse.

Two new **studies** will be initiated for the Taunton and Westfield District Courts.

On September 21 the offices of the Court Facilities Unit will be moved to the 15th Floor, One Ashburton Place, Boston, MA 02108. The Unit's phone number, (617) 727-8085, will remain the same.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be completed in September 1992. The proposed new facility will consolidate the court, which now sits in the Adams Town Hall and the North Adams City Hall. A site has not yet been acquired.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): The firm of Notter Finegold Architects is scheduled to complete final design in September 1992. The program calls for renovation of the 66,500 square foot building to house Juvenile, Probate and Housing Court functions at an estimated construction cost of $11 million. The project will be ready to bid in October.

ESSEX COUNTY

Lawrence Court Complex: The firm of Leers, Weinzapfel Associates, Architects, Inc. has been appointed for final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Redevelopment Agency of the City of Lawrence has agreed to designate a publicly owned property known as the Jo Gal site located near the Superior Court for the new courthouse. DCPO is currently negotiating a disposition of the property to the Commonwealth. Design will proceed pending favorable negotiations on the site. The total project cost for the new building is estimated at $19.5 million.

MIDDLESEX COUNTY

Newton District Court : The Designer Selection Board will rank 3 firms for the final design in September. The project will upgrade all building systems, repair the exterior and correct all life safety and access code violations of the court. The proposed project will also include space reorganization to improve operational efficiency and circulation. Design is scheduled to last 6 months. The total estimated project cost for renovation is $2.2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The study has been completed. The Designer Selection Board will advertise for a final designer in September. The proposed facility will have 7 courtrooms, detention facilities, a drop-off child care area and on-site parking. Several county owned sites are being considered. The total estimated project cost for the new building is $16.9 million.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Service - Sentry Utilities, Inc. has completed construction of the new primary electrical service. The emergency generator is currently being tested with completion scheduled for September.

- Electrical Distribution - The firm of Johnson & Stover is under contract to design a new electrical distribution system for the Suffolk County Courthouse. Design is scheduled to be completed in February 1993. Construction costs for the new system are estimated at $7.7 million. When completed, both the New and Old Courthouse will be rewired, lighting improved, and electrical capacity provided for air-conditioning and computers.

- Building Exterior - The final design for exterior renovations to both court buildings has been completed. Bids for construction will be opened on October 14, 1992. Renovation work is to include replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. The estimated total project cost is $8.5 million.

- Fire Protection - General contractor bids were opened on May 6, 1992 and the contract was awarded to TLT Construction Corporation of Lynnfield, MA for $5,138,830. The improvements include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms. Construction will begin in October 1992 and last for up to 30 months.

- Heating System - C.A. Crowley, a mechanical/electrical engineering firm, is scheduled to complete a study for repairs and controls for the heating system this month. Final design by Crowley will begin in September.

- Program and Building Evaluation Study/Masterplan - On August 6, the Supreme Judicial Court adopted the alternative recommended by the Policy Review Group for the renovation and expansion of the Suffolk County Courthouse.

  The preferred alternative is to restore the Old Courthouse for use by the Supreme Judicial Court, the Appeals Court, the Social Law Library and court administrative offices. The New Courthouse will be modernized for use by the Suffolk Superior Court, the Boston Municipal Court, the Suffolk County District Attorney and the Suffolk County Sheriff. A new court facility to alleviate severe overcrowding of the existing buildings is proposed for the New Chardon Street site. The new facility will house the Boston Juvenile, Boston Housing, Suffolk Probate and Family and Land Courts, Suffolk Registry of Deeds and court administrative offices.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The firm of Olson Lewis Architects & Planners Inc. will begin with final design of the renovation and expansion of the courthouse in September. Design is scheduled to last for 8 months. The total project cost for design and construction is estimated at $3.6 million.

- Consolidated Chelsea/East Boston District Court: The completed study proposes building a new 50,000 square foot consolidated courthouse with jury facilities, drop-off child care, and on-site parking. Eleven site proposals were submitted on August 7, 1992 in response to a Request for Proposals issued by DCPO. The sites are currently under evaluation by DCPO and the Trial Court. The Designer Selection Board has advertised for a final designer and is currently interviewing architects.

- Dorchester District Court: The Designer Selection Board has advertised for a final designer and will rank 3 firms in September. The program calls for the full renovation of the existing courthouse and construction of an addition to replace leased space. The total estimated project cost is $11.5 million.

- Roxbury District Court: The architectural firm of Stull and Lee, Inc. is scheduled to complete design of the renovation and expansion of the court in November 1992. The estimated cost for construction is currently estimated at $7 million. Construction is presently scheduled to begin in February 1993.

- South Boston District Court: The Designer Selection Board has advertised for a final designer and will rank 3 firms in September. Design of the renovations to eliminate security problems and crowded and inefficient staff areas, and to upgrade building systems is scheduled to last 6 months. The estimated total project cost is $3.9 million.

- West Roxbury District Court: Elkus/Manfredi has completed the design of the expansion and renovation of the court. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. Bids for the general contractor were opened on June 19, 1992. The construction contract was awarded to Metric Corporation of Brookline, MA for $5,774,680. Construction is scheduled to begin in September and last approximately 14 months.

WORCESTER COUNTY

Western Worcester District Court: A site in East Brookfield was acquired in August, 1991 for the new Western Worcester District Courthouse. Final design is complete and the project will be bid for construction in September, 1992.

Downtown Worcester Court Facility: The study and phasing plan for meeting the court needs in an expanded complex are complete. The Designer Selection Board will advertise for the final designer for the first phase of the project in September. The program includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. It includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The estimated construction cost for the first phase is $16 million.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 22 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Office Space Improvements	Construction	Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Cambridge Superior Courthouse		
• Statewide Data Center	Construction	Fall 1992
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Summer/Fall 1992
Concord District Court:		
• Site Repairs	Study	Fall 1993
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Dorchester District Court:		
• Life Safety	Construction	Summer/Fall 1992
East Boston District Court:		
• Life Safety	Construction	Summer/Fall 1992
Framingham District Court:		
• Roof Replacement	Bid for Construction	Fall/Winter 1992
• Jury Space Improvements	Design	Winter 1992
• Emergency Gas Conversion	Construction	Summer/Fall 1992
• Oil Tank Removal	Design	Spring 1993
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Lowell District Court:		
• Windows, Doors	Construction	Summer/Fall 1992
• Asbestos Removal	Construction	Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Malden District Court:		
• Roof	Construction	Summer/Fall 1992
• Building Improvements	Study	Fall 1993
Marlborough District Court:		
• Windows, Roof	Construction	Summer/Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Newton District Court:		
• Roof Replacement	Bid for Construction	Fall/Winter 1992

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Newburyport District Court:		
• Access Modifications	Construction	Fall 1993
• Pumphouse Repairs	Construction	Fall 1993
Somerville District Court:		
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
South Boston District Court:		
• Life Safety	Construction	Summer/Fall 1992
• Windows	Construction	Summer/Fall 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Summer 1992 - Spring 1993
Waltham District Court:		
• Site Improvements	Construction	Summer/Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Woburn District Court:		
• Asbestos Removal	Construction	Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Winter 1992
Northampton Hall of Records (Probate & Family Court)		
• Roof Replacement	Ready to Bid	Fall 1992
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $28.8 million.

Project	*Total Project Cost*
Ayer District Court Emergency Roof Replacement	$81,500
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements	$74,500
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade	$89,000
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators	$3,137,000
West Roxbury District Court • Exterior Repair and Renovations	$274,950

Asbestos Removal	$515,000
• Suffolk County Courthouse Elevator Shafts	
• Marlborough District Court	
• Somerville District Court	
• South Boston District Court (Phase I &II)	
• Waltham District Court	
• Dedham Probate Court	
• Ayer District Court	
• Charlestown District Court	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Old & New Buildings	
• Brighton District Court	
• East Boston District Court	
• Framingham District Court	
TOTAL	**$28,803,985**

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

NOVEMBER 1992
Number 15

In December, Governor William Weld and Supreme Court Chief Justice Paul J. Liacos are expected to announce plans to proceed with the major renovation of the Suffolk County Courthouse and the construction of a new facility at New Chardon Street.

Since August, DCPO has selected final designers for the following projects: New Chelsea/East Boston District Court, Dorchester District Court Expansion, and Renovations at South Boston and Newton District Courts. Advertisements for final designers have been published for Phase I Renovations to the Worcester Courthouse and for a New Plymouth Court Facility.

Major construction has begun at two courts. A groundbreaking ceremony for the $7.6 million renovation and expansion at West Roxbury District Court was held on October 9, 1992, and a $7.7 million fire protection project has begun at the Suffolk County Courthouse.

The new primary electrical service and installation of an emergency generator has recently been completed at the Suffolk County Courthouse. Since August, asbestos removal projects at Lowell and Woburn District Courts, the gas conversion project at Framingham District Court, and the Malden District Court roof replacement have also been completed.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): The firm of Finegold Alexander Architects has completed final design and the project will be bid in January. The program calls for renovation of the 63,000 square foot building to house Juvenile, Probate and Housing Court functions at an estimated construction cost of $11 million.

Taunton District and Probate Courts: The architectural firm of DiNisco Kretsch and Associates has recently begun a study to determine the appropriate type of long term facility for each of these courts. The study is scheduled to be complete by May 1993.

ESSEX COUNTY

Lawrence Court Complex: The firm of Leers, Weinzapfel Associates, Architects, Inc. has been appointed for final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Redevelopment Agency of the City of Lawrence has agreed to designate a publicly owned property known as the Jo-Gal site located near the Superior Court for the new courthouse. DCPO is currently negotiating a disposition of the property to the Commonwealth. Site studies for the new courthouse at the Jo-Gal site will begin in December 1992. The total project cost for the new building is estimated at $19.5 million.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

HAMPDEN COUNTY

Westfield District Court: The architectural firm of DiNisco Kretsch and Associates has recently begun a study to determine the long term facility needs for the Westfield Court. The study is scheduled to be complete by May 1993.

MIDDLESEX COUNTY

Newton District Court : The architectural firm of Drummey Rosane Anderson Inc. has been selected to design building systems upgrades, exterior repairs, and life safety and access improvements to the court. The proposed project will also include space reorganization to improve operational efficiency and circulation. Final design is scheduled to begin in February and to last 6 months. The total estimated project cost for renovation is $2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The Designer Selection Board is scheduled to rank three firms for final design of the project in December 1992. The proposed facility will have 7 courtrooms, detention facilities, a drop-off child care area and on-site parking. Several county owned sites are being considered. The total estimated project cost for the new building is $16.9 million.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Distribution - The firm of Johnson & Stover is currently designing a new electrical distribution system which, when completed, will provide electrical capacity for air-conditioning and computers, and upgrade the most poorly lit areas of the building. Design is scheduled to be completed in March 1993. The estimated total project cost is $9.7 million.

- Building Exterior - TLT Construction Corporation of Lynnfield, MA has been awarded the contract to renovate the court buildings' exteriors for $6,357,700. The renovations include replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. The project is scheduled to begin in February 1993 and continue until January 1995.

- Fire Protection - Life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, are now underway in the Old Courthouse. TLT Construction Corporation began the phased construction in October. Currently, some offices are being reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the highrise. Construction is scheduled to last for up to 30 months. The total project cost is $7.7 million.

- Heating System - Two projects are underway to improve the heating system. C.A. Crowley, a mechanical/electrical engineering firm, has nearly completed the design to replace and upgrade valves and controls in the heating distribution system so that the temperature throughout the building can be better regulated. Construction is scheduled to begin in April 1993 at an estimated cost of $600,000. The second project will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. Design will begin in December. The estimated total project cost is $1.2 million.

- Renovation of Suffolk County Courthouse and New Court Facility at New Chardon Street - It is anticipated the advertisement for final designers for both projects will be published by the Designer Selection Board in December 1992.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The firm of Olson Lewis Architects & Planners Inc., has begun design of the renovation of the court to bring deficient systems up to modern standards and correct code violations. Reorganization of the courthouse will improve public, staff, and detainee circulation. Excavation of a portion of the basement is also planned to provide needed additional probation space. Design is scheduled for completion in June 1993. The total project cost for design and construction is estimated at $3.6 million.

- Consolidated Chelsea/East Boston District Court: An architect, Swartz & Silver, has been selected to design a new 50,000 square foot consolidated courthouse with jury facilities, drop-off child care, and on-site parking. A Request for Proposals for land to build the new court facility was issued in August 1992, and a Chelsea site is currently being analyzed and appraised for purchase by the Commonwealth. However, the project may be delayed pending needed legislation to consolidate the two courts. Design is scheduled to begin in January and will last approximately 7 months. The total estimated project cost is $9 million, excluding land costs, which have not yet been determined.

- Dorchester District Court: The firm of Elkus/Manfredi Architects Ltd. has been selected to design a full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design will begin in January 1993 and is scheduled for completion in September 1993. The total estimated project cost is $11.5 million.

- Roxbury District Court: The final design, now underway by Stull and Lee, Inc., calls for renovations and expansion to improve space utilization and address life safety and access code requirements. An addition of approximately 8,500 square feet is planned to improve circulation, public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. Final design will be completed in January 1993, and the project is scheduled to begin construction by April 1993. The total estimated project cost for the renovation and expansion of the court is $9.7 million.

- South Boston District Court: The design, to be completed by the architectural firm of Basnight, Buckingham & Partners, Inc., will renovate the court to eliminate security problems, crowded and inefficient staff areas, and will make better use of underutilized surplus space in the basement and on the third floor. Building systems will also be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final design began in November and will continue through July 1993. The estimated total project cost is $3.9 million.

- West Roxbury District Court: Metric Corporation of Brookline, MA began construction on the expansion and renovation of the court in September 1992. Two separate additions have been planned that will more than double the size of the existing building. The expansion will allow for two additional jury equipped court rooms, expand administrative areas, and redesign and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these significant spaces. New heating and air condition systems, fire protection, electrical and plumbing systems will be installed and the court will be made fully accessible for the physically challenged. The court will remain in full operation during the renovation. The total project cost for the court's expansion and renovation is $7.6 million.

WORCESTER COUNTY

Western Worcester District Court: General contractor bids for construction of the new facility were received on November 6, 1992. The low bidder, R.W. Grainger & Sons of Shrewsbury will be awarded the construction contract for $5,831,880. The new 40,000 square foot courthouse, which will replace leased space, will be located in East Brookfield. The new building will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled to begin in March 1993 and last through September 1994.

Downtown Worcester Court Facility: The Designer Selection Board is scheduled to rank three firms for final design for the first phase of the project in December. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Phase I includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. Design of Phase I Expansion is scheduled to be completed by December 1993. The estimated construction cost for the first phase is $20.7 million.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 43 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Office Space Improvements	Construction	Fall 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Cambridge Superior Courthouse		
• Statewide Data Center	Construction	Fall 1992-Spring 1993
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Summer 1992-Spring 1993
Concord District Court:		
• Site Repairs	Study	Fall 1993
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Dorchester District Court:		
• Life Safety	Construction	Summer 1992-Spring 1993
East Boston District Court:		
• Life Safety	Construction	Summer 1992-Spring 1993
Framingham District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
• Jury Space Improvements	Bid for Construction	Winter 1993
• Oil Tank Removal	Design	Spring 1993
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Lowell District Court:		
• Windows, Doors	Construction	Summer 1992-Winter 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Malden District Court:		
• Building Improvements	Study	Fall 1993
Marlborough District Court:		
• Windows, Roof	Construction	Summer 1992-Winter 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Newton District Court:		
• Roof Replacement	Construction	Spring/Summer 1993

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Newburyport District Court:		
• Access Modifications	Construction	Fall 1992-Spring 1993
• Pumphouse Renovation	Construction	Fall 1992-Winter 1992
Somerville District Court:		
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
South Boston District Court:		
• Life Safety	Construction	Summer 1992-Spring 1993
• Windows	Construction	Summer 1992-Winter 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Summer 1992 - Spring 1993
• Service Elevator	Design	Summer 1992 - Spring 1993
Waltham District Court:		
• Site Improvements	Construction	Summer 1992-Winter 1992
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993
Woburn District Court:		
• Systems Improvements	Study	Fall 1993
• Handicapped Access/Holding Cells	Study	Fall 1993

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Summer/Fall 1993
Northampton Hall of Records (Probate & Family Court)		
• Roof Replacement	Bid for Construction	Spring/Summer 1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $28.9 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement	$81,500
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements •Emergency Gas Conversion	$146,000
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade	$89,000
Malden District Court • Roof Replacement	$70,140
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators • Primary Electrical and Emergency Generator	$6,175,535

Completed Projects (continued)

West Roxbury District Court • Exterior Repair and Renovations	$274,950
Asbestos Removal • Suffolk County Courthouse Elevator Shafts • Marlborough District Court • Somerville District Court • South Boston District Court (Phase I &II) • Waltham District Court • Dedham Probate Court • Ayer District Court • Charlestown District Court • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Old & New Buildings • Brighton District Court • East Boston District Court • Framingham District Court • Lowell District Court • Woburn District Court	$520,000
TOTAL	**$28,950,625**

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

FEBRUARY 1993
Number 16

Since November, DCPO has selected final designers for a new Suffolk Court Facility at New Chardon Street in Boston, and for the Renovation and Expansion of the Worcester Courthouse. Selection of a final designer for the Renovation of the Existing Suffolk County Courthouse will be made in March.

Construction of the new Western Worcester District Court in East Brookfield and renovations of the Durfee School for Trial Court use will begin next month. A $6.4 million exterior repair and renovation project was recently started at the Suffolk County Courthouse.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): General contractor bids for construction of the renovation were received on January 27, 1993. The low bidder, J.T. Callahan of Randolph will be awarded the construction contract for $11,000,000. The 63,000 square foot renovated building will house Juvenile, Probate and Housing Court functions. Construction is scheduled to begin in March 1993 and last through September 1995.

Taunton District and Probate Courts: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the facility needs for each of these courts. The study is scheduled to be complete by May 1993. No money is currently budgeted for site acquisition, design or construction.

ESSEX COUNTY

Lawrence Court Complex: The firm of Leers, Weinzapfel Associates, Architects, Inc. has been selected to complete final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Redevelopment Agency of the City of Lawrence has agreed to designate an Authority-owned site known as the Jo-Gal site located near the Superior Court for the new courthouse. DCPO is currently negotiating a disposition of the property to the Commonwealth. The total project cost for the new building is estimated at $19.5 million.

HAMPDEN COUNTY

Westfield District Court: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the long term facility needs for the Westfield Court. The study is scheduled to be complete by May 1993. No funds have been budgeted for site acquisition, design, or construction.

MIDDLESEX COUNTY

Newton District Court : The architectural firm of Drummey Rosane Anderson Inc. recently began the design for the comprehensive renovation of the building including building systems upgrades, exterior repairs, and life safety and access improvements to the court. The project will also include space reorganization to improve operational efficiency and circulation. Design is scheduled to last through August 1993. The total estimated project cost for renovation is $2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The Plymouth County Commissioners have rescinded their order to convey a parcel for the courthouse on Obery Street to the Commonwealth. The project is on hold indefinately until a site has been acquired.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Distribution - The firm of Johnson & Stover has nearly completed the design of a new electrical distribution system which, when completed, will provide electrical capacity for air-conditioning and computers, and upgrade the most poorly lit areas of the building. Design is scheduled for completion in April 1993. The estimated total project cost is $2.8 million.

- Building Exterior - TLT Construction Corporation of Lynnfield, MA has recently begun the renovation of the court buildings' exteriors, which include replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. The project cost is $6,357,700 and it is scheduled to continue until January 1995.

- Fire Protection - Life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, are now underway in the Old Courthouse. TLT Construction Corporation began the phased construction in October. Currently, some offices are being reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the highrise. Construction is scheduled to last for up to 30 months. The total project cost is $7.7 million.

- Heating System - Two projects are underway to improve the heating system. C.A. Crowley has completed the design to replace and upgrade valves and controls in the heating distribution system so that the temperature throughout the building can be better regulated. General contractor bids will be received on April 7, with construction scheduled to begin this summer at an estimated total project cost of $882,000. The second project, which is now under design, will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. The estimated total project cost is $1.5 million.

- New Court Facility at New Chardon Street - The firm of Kallman McKinnell & Wood has been selected to design the New Suffolk Court Facility at New Chardon Street. The building will provide between 380,000 and 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the state Land Court, and the Registry of Deeds. Design will begin in March and is scheduled to last 12 months. The total cost of the new building is estimated at $72 million.

Renovation of Suffolk County Courthouse - The second phase of the Suffolk County Courthouse project is the $68 million renovation of the existing Old and New Courthouses. The Designer Selection Board will short list architectural firms for design of the renovations on March 18. Final design is scheduled to begin in June.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: Olson Lewis Architects & Planners Inc. have begun design for the comprehensive renovation of the court to include replacement of deficient systems and correct code violations. Reorganization of the courthouse will improve public, staff, and detainee circulation. Excavation of a portion of the basement is also planned to provide needed additional probation space. Design is scheduled for completion in June 1993. The total project cost for design and construction is estimated at $3.6 million.

- Chelsea District Court: At the direction of the Trial Court, DCPO will proceed with the design of a new District Court for Chelsea, rather than a consolidated East Boston/Chelsea Court. The firm of Schwartz/Silver Architects will design the building to include five courtrooms, jury facilities, drop-off child care, and on-site parking. A Request for Proposals for land to build the new court facility was issued in August 1992, and a Chelsea site is currently being analyzed and appraised for purchase by the Commonwealth. Design will last approximately 7 months. The total estimated project cost is $8.6 million, excluding land costs, which have not yet been determined.

- Dorchester District Court: Goody, Clancy & Associates, Inc. has begun final design of the full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design is scheduled for completion in December 1993. The total estimated project cost is $11.5 million.

- Roxbury District Court: The firm of Stull and Lee, Inc. has nearly completed the final design of renovations and expansion to improve space utilization and address life safety and access code requirements. An addition of approximately 8,500 square feet is planned to improve circulation, public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. Final design will be completed in March 1993, and the project is scheduled to begin construction in the summer of 1993. The total estimated project cost for the renovation and expansion of the court is $9.7 million.

- South Boston District Court: The design, to be completed by the architectural firm of Basnight, Buckingham & Partners, Inc., will renovate the court to eliminate security problems, crowded and inefficient staff areas, and will make better use of underutilized surplus space in the basement and on the third floor. Building systems will also be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final design began in November and will continue through July 1993. The estimated total project cost is $3.9 million.

- West Roxbury District Court: Metric Corporation of Brookline, MA began construction on the expansion and renovation of the court in September 1992. Two separate additions have been planned that will more than double the size of the existing building. The expansion will allow for two additional jury equipped court rooms, expand administrative areas, and redesign and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these significant spaces. New heating and air condition systems, fire protection, electrical and plumbing systems will be installed and the court will be made fully accessible for the physically challenged. The court will remain in full operation during the renovation, which is scheduled to be completed in March 1994. The total project cost for the court's expansion and renovation is $7.6 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Grainger & Sons of Shrewsbury has been awarded the construction contract for $5,831,880, and will begin construction in March 1993. The new 40,000 square foot courthouse, which will replace leased space, will be located in East Brookfield. The new building will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled to last through September 1994.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. has been selected to design the project. The first phase includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Design of Phase I Expansion is scheduled to be completed by December 1993. The total project cost for Phase I is $20.7 million.

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 49 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Cambridge Superior Courthouse		
• Statewide Data Center	Construction	Fall 1992-Spring 1993
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Fall 1992 -Spring 1993
Concord District Court:		
• Site Repairs	Design	Winter 1993-Spring 1994
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Dorchester District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
East Boston District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
Framingham District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
• Jury Space Improvements	Construction	Summer 1993
• Oil Tank Removal	Design	Summer 1993-Summer 1994
• Systems Improvements	Study	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Study	Winter 1993-Spring 1994
Lowell District Court:		
• Windows, Doors	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Spring/Summer 1994
• Handicapped Access/Holding Cells	Study	Spring/Summer 1994
Malden District Court:		
• Building Improvements	Design	Fall 1993-Spring 1994
Marlborough District Court:		
• Windows, Roof	Construction	Summer 1992-Spring 1993
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Newton District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
Newburyport District Court:		
• Access Modifications	Construction	Fall 1992-Spring 1993
• Pumphouse Renovation	Construction	Fall/Winter 1992

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Somerville District Court:		
• Systems Improvements	Study	Winter 1993
• Handicapped Access/Holding Cells	Study	Winter 1993
South Boston District Court:		
• Life Safety	Construction	Spring 1993
• Windows	Construction	Winter 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Spring 1993
• Service Elevator	Design	Spring 1993
Waltham District Court:		
• Site Improvements	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Fall/Winter 1993
• Handicapped Access/Holding Cells	Study	Fall/Winter 1993
Woburn District Court:		
• Systems Improvements	Study	Fall/Winter 1993
• Handicapped Access/Holding Cells	Study	Fall/Winter 1993

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Summer/Fall 1993
Northampton Hall of Records (Probate & Family Court)		
• Roof Replacement	Construction	Spring/Summer 1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $29 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$151,490
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements •Emergency Gas Conversion	$146,000
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade	$89,000
Malden District Court • Roof Replacement	$70,140
Newburyport District Court • New Consolidated Newburyport/Amesbury Court	$12,100,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators • Primary Electrical and Emergency Generator	$6,175,535

West Roxbury District Court • Exterior Repair and Renovations	$274,950
Lighting Retrofits • Marlborough District Court • Waltham District Court • Newton District Court • Woburn District Court	$11,495
Asbestos Removal • Suffolk County Courthouse Elevator Shafts • Marlborough District Court • Somerville District Court • South Boston District Court (Phase I &II) • Waltham District Court • Dedham Probate Court • Ayer District Court • Charlestown District Court • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Old & New Buildings • Brighton District Court • East Boston District Court • Framingham District Court • Lowell District Court • SCCH Juvenile Detention • Woburn District Court	$527,000
TOTAL	**$29,039,110**

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

MAY 1993
Number 17

Two major construction projects have gotten underway this spring. On March 11, 1993, a groundbreaking ceremony hosted by Lt. Governor Paul Cellucci, Regional Administrative Justice Andre Gelinas, and Presiding Justice Paul LoConto, was held for the new $7.3 million Western Worcester Court. Renovation of the former B.M.C. Durfee High School in Fall River for Trial Court use began in March. A construction ceremony with Governor William F. Weld and Chief Justice Liacos will be held on May 26, 1993.

All major court projects are now under design or construction, with the exception of renovations to the existing Suffolk County Courthouse and a new Plymouth Court Facility. It is anticipated that design of the Suffolk County Courthouse renovation will begin in August. The Plymouth design is on hold until a site can be acquired.

Since February, renovations of the Statewide Data Center in Cambridge have been completed, as well as Newburyport District Court pumphouse renovations and access modifications.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons, Inc. of Randolph began preliminary work on the site in March 1993. As noted above, a construction ceremony for the $14.2 million renovation will be held on May 26, 1993 at the site. The 63,000 square foot renovated building will house Juvenile, Probate and Housing Court functions with construction scheduled for completion in September 1994.

Taunton District and Probate Courts: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the facility needs for each of these courts. The study is scheduled to be completed by June 1993. No money is currently budgeted for site acquisition, design or construction.

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates, Architects, Inc. has begun final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. Design is scheduled for completion in February 1994. The Redevelopment Agency of the City of Lawrence has agreed to designate an Authority-owned site known as the Jo-Gal site located near the Superior Court for the new courthouse. The total project cost for the new building is estimated at $19 million.

HAMPDEN COUNTY

Westfield District Court: The architectural firm of DiNisco Kretsch and Associates has nearly completed a study to determine the long term facility needs for the Westfield Court. The study is scheduled to be completed by June 1993. No funds have been budgeted for site acquisition, design, or construction.

MIDDLESEX COUNTY

Newton District Court : The architectural firm of Drummey Rosane Anderson Inc. is currently designing the comprehensive renovation of the building including building systems upgrades, exterior repairs, and life safety and access improvements to the court. The project also includes space reorganization to improve operational efficiency and circulation. Design is scheduled to last through October 1993. The total estimated project cost for renovation is $2.2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The Plymouth County Commissioners have rescinded their order to convey a parcel for the courthouse on Obery Street to the Commonwealth. A Request for Proposals for privately owned sites will be issued in early summer. Design is on hold until a purchase and sale agreement for a site is secured.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Distribution - The firm of Johnson & Stover is scheduled to complete the design of a new electrical distribution system this month. When completed, the system will provide electrical capacity for air-conditioning and computers, and upgrade the most poorly lit areas of the building. The estimated total project cost is $2.8 million.

- Building Exterior - TLT Construction Corporation of Lynnfield, MA is now renovating the court buildings' exteriors, which includes replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. Construction of the $8 million exterior renovation is scheduled to continue until November 1994.

- Fire Protection - Life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, are now underway in the Old Courthouse. TLT Construction Corporation began the phased construction in October. Currently, some offices are being reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the highrise. Construction is scheduled to last through October 1994. The total project cost is $7.7 million.

- Heating System - Two projects are underway to improve the heating system. The project replacing and upgrading valves and controls in the heating distribution system to better regulate temperature throughout the building was bid in April. Gaffny Corporation of Middleton was awarded the contract for $612,000, with construction scheduled to begin this month. The second project, which is now under design, will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. Design of the boiler replacement will be complete in July. The estimated total project cost is $1.5 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallman McKinnell & Wood is currently designing the New Suffolk Court Facility at New Chardon Street. The building will provide between 380,000 and 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the state Land Court, and the Registry of Deeds. Design is scheduled to last through June 1994.

  Renovation of Suffolk County Courthouse - The second phase of the Suffolk County Courthouse project is the $68 million renovation of the existing Old and New Courthouses. The Designer Selection Board has short listed architectural firms for design of the renovations and it is anticipated that an architect will be selected in June. Final design is scheduled to begin in August 1993 and last approximately 18 months.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: Olson Lewis Architects & Planners Inc. are now designing the comprehensive renovation of the court to include replacement of deficient systems and correct code violations. Reorganization of the courthouse will improve public, staff, and detainee circulation. Excavation of a portion of the lower level is also planned to provide needed additional probation space. Design is scheduled for completion in August 1993. The total project cost for design and construction is estimated at $4.2 million.

- Chelsea District Court: The firm of Schwartz/Silver Architects has begun design of a new Chelsea Court to include five courtrooms, jury facilities, drop-off child care, and on-site parking. Design began in March and will last approximately 7 months. The Commonwealth is working with the City of Chelsea to assemble a site for the building. The total estimated project cost is $8 million, excluding land costs, which have not yet been determined.

- Dorchester District Court: Goody, Clancy & Associates, Inc. is designing the full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design is scheduled to last through November 1993. The total estimated project cost is $11.5 million.

- Roxbury District Court: General contractor bids for construction of the renovations and expansion to improve space utilization and address life safety and access code requirements will be opened on June 2, 1993. An addition of approximately 8,500 square feet is planned to improve circulation, public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. It is anticipated that construction will begin by July. The total estimated project cost for the renovation and expansion of the court is $9.7 million.

- South Boston District Court: The design, now underway by the architectural firm of Basnight, Buckingham & Partners, Inc., will renovate the court to eliminate security problems, crowded and inefficient staff areas, and will make better use of underutilized surplus space in the basement and on the third floor. Building systems will also be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final design began in November and will continue through July 1993. The estimated total project cost is $4.7 million.

- West Roxbury District Court: Metric Corporation of Brookline, MA began construction on the expansion and renovation of the court in September 1992. Two separate additions have been planned that will more than double the size of the existing building. The expansion will allow for two additional jury equipped court rooms, expand

administrative areas, and redesign and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these significant spaces. New heating and air condition systems, fire protection, electrical and plumbing systems will be installed and the court will be made fully accessible for the physically challenged. The court will remain in full operation during the renovation, which is scheduled to be completed in April 1994. The total project cost for the court's expansion and renovation is $7.9 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Grainger & Sons of Shrewsbury began construction of the new 40,000 square foot courthouse in March 1993. The new facility, to be located in East Brookfield, will replace leased space and will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled for completion in September 1994. The total project cost is $7.3 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. began the design of Phase I in May 1993. The first phase includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Design of Phase I Expansion is scheduled to be completed by December 1993. The total project cost for Phase I is $20.7 million.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 40 repair projects in various stages of study, design and construction.

The following is a listing of repairs, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Fall 1992 -Summer 1993
Concord District Court:		
• Site Repairs	Design	Winter 1993-Summer 1994
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Dorchester District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
East Boston District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
Framingham District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
• Jury Space Improvements	Construction	Summer 1993
• Oil Tank Removal	Design	Summer 1993-Summer 1994
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Lowell District Court:		
• Windows, Doors	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Spring/Summer 1994
• Handicapped Access/Holding Cells	Study	Spring/Summer 1994
Malden District Court:		
• Building Improvements	Design	Fall 1993-Spring 1994
Marlborough District Court:		
• Windows, Roof	Construction	Summer 1992-Spring 1993
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Newton District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
Somerville District Court:		
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
South Boston District Court:		
• Life Safety	Construction	Spring 1993
• Windows	Construction	Winter 1992-Spring 1993

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Spring 1993
• Service Elevator	Design	Summer 1993
Waitham District Court:		
• Site Improvements	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Fall/Winter 1994
• Handicapped Access/Holding Cells	Study	Fall/Winter 1994
Woburn District Court:		
• Systems Improvements	Study	Fall/Winter 1994
• Handicapped Access/Holding Cells	Study	Fall/Winter 1994

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Summer/Winter 1993
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Spring/Fall 1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $32.37 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$151,490
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Cambridge Superior Court • Statewide Data Center	$212,000
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements •Emergency Gas Conversion	$146,000
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade	$89,000
Maiden District Court • Roof Replacement	$70,140
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,180,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000

Completed Projects (continued)

Suffolk County Courthouse: Various Renovations	$6,175,535
• AC/DC Power Conversion	
• Fire Damaged Windows	
• Repairs at Stairway	
• Superior Court Detention Area	
• Juvenile Court/CHINs Office	
• Appeals Court Renovation	
• Elevators	
• Primary Electrical and Emergency Generator	
West Roxbury District Court	$274,950
• Exterior Repair and Renovations	
Lighting Retrofits	$11,495
• Marlborough District Court	
• Newton District Court	
• Somerville District Court	
• Waltham District Court	
• Woburn District Court	
Asbestos Removal	$527,000
• Ayer District Court	
• Brighton District Court	
• Charlestown District Court	
• Dedham Probate Court	
• East Boston District Court	
• Framingham District Court	
• Lowell District Court	
• Marlborough District Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville District Court	
• South Boston District Court (Phase I &II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham District Court	
• Woburn District Court	
TOTAL	**$32,369,645**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth*. The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

AUGUST 1993
Number 18

Governor Weld and Chief Justice Liacos presided at a groundbreaking ceremony on May 26, 1993 to kick off the complete renovation of the B.M.C. Durfee School in Fall River. Many dignitaries attended the commencement of this occasion to mark the significant improvement of the Fall River Trial Courts.

Construction of the $9.7 million renovation and expansion of the Roxbury District Court began in August.

Since May, site improvements at Waltham District Court and repairs to the windows and doors at Lowell District Court have been completed.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons, Inc. of Randolph is currently renovating the 63,000 square foot former school building to house Juvenile, Probate and Housing Court functions. The $14.2 million renovation is scheduled for completion in September 1994.

Taunton District and Probate Courts: The architectural firm of DiNisco Kretsch and Associates is nearing completion of the study to determine the facility needs for each of these courts. The study calls for the replacement of the existing facilities. No money is currently budgeted for site acquisition, design or construction.

ESSEX COUNTY

Lawrence Court Complex: The firm of Leers, Weinzapfel Associates, Architects, Inc. is scheduled to complete design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library in February 1994. The Redevelopment Agency of the City of Lawrence has agreed to designate an Authority-owned property known as the Jo-Gal site located near the Superior Court for the new courthouse. The total project cost for the new building is estimated at $19 million.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

HAMPDEN COUNTY

Westfield District Court: The architectural firm of DiNisco Kretsch and Associates has completed a study to determine the long term facility needs for the Westfield Court. The program calls for a new 29,000 square foot building with two courtrooms. No funds have yet been budgeted for site acquisition, design, or construction.

MIDDLESEX COUNTY

Newton District Court : Drummey Rosane Anderson Inc. is currently designing the comprehensive renovation of the building including building systems upgrades, exterior repairs, life safety and access improvements to the court. The project also includes space reorganization to improve operational efficiency and circulation. Design is scheduled to last through December 1993. The total estimated project cost for renovation is $2.2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The completed study proposes a new 93,600 square foot, 7 courtroom facility with detention facilities, drop off child care and on-site parking. Twelve site proposals were submitted on July 26, 1993, The sites are currently under evaluation by DCPO and the Trial Court. Preliminary site selection is scheduled for this fall. Design will begin once a site selection is finalized.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Distribution - The firm of Johnson & Stover has completed the design of a new electrical distribution system. The project will be bid for construction in late August. The system will provide electrical capacity for air-conditioning and computers, and upgrade the most poorly lit areas of the building. The estimated total project cost is $2.8 million.

- Building Exterior - TLT Construction Corporation of Lynnfield, MA is now renovating the court buildings' exteriors, which includes replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. Construction of the $8 million exterior renovation is scheduled to continue until January 1995. Delays have been experienced because of the presence of asbestos.

- Fire Protection - TLT Construction Corporation currently has underway life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms in the Old Courthouse. Currently, some offices are being reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the high-rise. The phased construction is scheduled to last through January 1995. The total project cost is $7.7 million.

- Heating System - Two projects are underway to improve the heating system. In May 1993, Gaffny Corporation of Middleton began construction of a project, that replaces and upgrades valves and controls in the heating distribution system for better temperature regulation throughout the building. The estimated total project cost is $800,000. The second project now under design, will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. Design of the boiler replacement will be complete in October. The estimated total project cost is $1.8 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallman McKinnell & Wood is currently designing the New Suffolk Court Facility at New Chardon Street. The building will provide 380,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the state Land Court, and the Registry of Deeds. Design is scheduled to last through June 1994.

  Renovation of Suffolk County Courthouse - The second phase of the Suffolk County Courthouse project is the $68 million renovation of the existing Old and New Courthouses. The Designer Selection Board has picked the firm of Childs Bertram and Tseckares (CBT) for the design of the renovations. Final design is scheduled to begin in September 1993 and last approximately 18 months.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: Olson Lewis Architects & Planners Inc. have nearly completed the design of the comprehensive renovation of the court which includes replacement of deficient systems and correct code violations. Reorganization of the courthouse will improve public, staff, and detainee circulation. Excavation of a portion of the lower level is also planned to provide additional probation space. Design is scheduled for completion in September 1993. The total project cost for design and construction is estimated at $4.2 million.

- Chelsea District Court: The firm of Schwartz/Silver Architects is currently designing a new Chelsea Court which will include five courtrooms, jury facilities, drop-off child care, and on-site parking. Design is scheduled for completion in December 1993. The Commonwealth is working with the City of Chelsea to assemble a site for the building. The total estimated project cost is $8 million, excluding land costs, which have not yet been finalized.

- Dorchester District Court: Goody, Clancy & Associates, Inc. is designing the full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design is scheduled to last through November 1993. The total estimated project cost is $11.5 million.

- Roxbury District Court: TLT Construction Corp. of Lynn, MA began construction of the renovations and expansion to improve space utilization and address life safety and access code requirements in August 1993. An addition of approximately 8,500 square feet will improve circulation, public waiting areas and will provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. The total estimated project cost for the renovation and expansion of the court is $9.7 million.

- South Boston District Court: Basnight, Buckingham & Partners, Inc., is designing the renovation of the court to eliminate security problems, crowded and inefficient staff areas, and make better use of underutilized surplus spaces in the basement and on the third floor. Building systems will also be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final design will be complete in October 1993. The estimated total project cost is $4.7 million.

- West Roxbury District Court: Metric Corporation of Brookline, MA began construction of the expansion and renovation of the court in September 1992. Two separate additions have been planned that will more than double the size of the existing building. The expansion will allow for two additional jury equipped court rooms, expand administrative areas, and redesign and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these

significant spaces. New heating and air condition systems, fire protection, electrical and plumbing systems will be installed and the court will be made fully accessible for the physically challenged. The court remains in full operation during the renovation, which is scheduled to be completed in June 1994. The total project cost for the court's expansion and renovation is $7.9 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Granger & Sons of Shrewsbury began construction of the new 40,000 square foot courthouse in March 1993. The new facility, located in East Brookfield, will replace leased space. It will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled for completion in September 1994. The total project cost is $7.3 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. currently has underway the schematic design of the project, including renovation of the existing buildings and construction of two additions for court and county use. The first phase includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Design of the Phase I Expansion is scheduled to be completed by December 1993. The total project cost for Phase I is $20.7 million.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 29 repair projects in various stages of study, design and construction.

The following is a listing of repairs not covered above, organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Summer 1993
Concord District Court:		
• Site Repairs	Design	Winter 1993-Summer 1994
• Systems Improvements	Design	Winter 1993-Summer 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Summer 1994
Dorchester District Court:		
• Life Safety	Construction	Fall 1992 -Summer 1993
East Boston District Court:		
• Life Safety	Construction	Fall 1992 -Summer1993
Framingham District Court:		
• Oil Tank Removal	Design	Fall 1993-Spring1995
• Systems Improvements	Design	Spring 1994-Summer 1994
• Handicapped Access/Holding Cells	Design	Summer 1994-Fall 1994
Lowell District Court:		
• Systems Improvements	Design	Summer 1994
• Handicapped Access/Holding Cells	Design	Summer 1994-Winter 1994
Maiden District Court:		
• Building Improvements	Design	Winter 1993-Summer 1994
Marlborough District Court:		
• Systems Improvements	Design	Spring1994
• Handicapped Access/Holding Cells	Design	Fall 1994
Newton District Court:		
• Roof Replacement	Construction	Summer/Fall 1993
Somerville District Court:		
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
South Boston District Court:		
• Life Safety	Construction	Summer1993
• Windows	Construction	Winter 1992-Summer 1993

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Summer 1993
• Service Elevator	Design	Summer 1993
Waltham District Court:		
• Systems Improvements	Design	Winter 1994-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1994-Spring 1994
Woburn District Court:		
• Systems Improvements	Design	Winter 1994-Spring1994
• Handicapped Access/Holding Cells	Design	Winter 1994-Spring 1994

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Summer/Winter 1993
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Spring/Fall 1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is $33.18 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$151,490
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Cambridge Superior Court • Statewide Data Center	$212,000
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements •Emergency Gas Conversion •Roof Replacement •Jury Space Improvements	$349,073
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade •Windows, Doors	$204,300
Marlborough District Court: •Windows, Roof	$282,200
Malden District Court • Roof Replacement	$70,140
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,180,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600
South Boston District Court • Roof Replacement • Repairs to Exterior Facade	$451,000

Suffolk County Courthouse: Various Renovations	$6,175,535
• AC/DC Power Conversion	
• Fire Damaged Windows	
• Repairs at Stairway	
• Superior Court Detention Area	
• Juvenile Court/CHINs Office	
• Appeals Court Renovation	
• Elevators	
• Primary Electrical and Emergency Generator	
Waltham District Court:	$71,000
•Site Improvements	
West Roxbury District Court	$274,950
• Exterior Repair and Renovations	
Lighting Retrofits	$11,495
• Marlborough District Court	
• Newton District Court	
• Somerville District Court	
• Waltham District Court	
• Woburn District Court	
Asbestos Removal	$527,000
• Ayer District Court	
• Brighton District Court	
• Charlestown District Court	
• Dedham Probate Court	
• East Boston District Court	
• Framingham District Court	
• Lowell District Court	
• Marlborough District Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville District Court	
• South Boston District Court (Phase I &II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham District Court	
• Woburn District Court	
TOTAL	**$33,187,218**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth*. The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

NOVEMBER 1993
Number 19

The Unit continues to manage the design work underway for **28** major projects and the construction of **16** improvements across the Commonwealth.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): The $14.2 million renovation of the 63,000 square foot former school building which will house the Juvenile, Probate and Housing Court is being renovated by J.T. Callahan & Sons. Completion is scheduled for September 1994.

Taunton District and Probate Courts: DiNisco Kretsch and Associates has completed a study that recommends the construction of a new 76,000 square foot building to house the two courts. The estimated construction cost for the project is $12.7 million. No money is currently budgeted for site acquisition, design or construction.

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates, Architects, Inc. is scheduled to complete design of a new District, Probate and Housing Court and a new Trial Court Law Library facility in June 1994. The Redevelopment Agency of the City of Lawrence has agreed to designate an Authority-owned property known as the Jo-Gal site located near the Superior Court for the new courthouse. The Draft Environmental Impact Report (DEIR) has been reviewed by the Secretary of Environmental Affairs. It has been determined that the re-use of the Jo-Gal building is not feasible and that a new facility should be constructed on the site. Demolition of the existing building is scheduled for the Spring of 1994. The total project cost for the new building is estimated at $28.75 million.

MIDDLESEX COUNTY

Newton District Court : Drummey Rosane Anderson Inc. is designing the comprehensive renovation of the building. The project includes systems upgrades, exterior repairs, life safety and access improvements, space reorganization to improve operational efficiency and circulation. Design is scheduled for completion in February 1994. The total estimated cost for renovation is $3.38 million.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

PLYMOUTH COUNTY

Plymouth Court Facility: Sites for a new 117,000 square foot facility are currently being evaluated by DCPO and the Trial Court. The proposed building would include 7 courtrooms, detention facilities, drop-off child care and on-site parking.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - The new electrical distribution system project will be bid for construction in late December. The new system will provide electrical capacity for air-conditioning, computers and upgrade the most poorly lit areas of the building. The estimated total project cost is $2.38 million.

- Building Exterior - TLT Construction Corporation of Lynnfield, MA is now renovating the court buildings' exteriors which includes replacement of the brickwork on the exterior of the new building. Construction of the $11.2 million exterior renovation is scheduled to continue until January 1995. Delays have been experienced because of the presence of asbestos.

- Fire Protection - TLT Construction Corporation currently has underway life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms in the Old Courthouse. Some offices have been reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the high-rise. The phased construction is scheduled to last through January 1995. The total project cost is $7.7 million.

- Heating System - Gaffny Corporation of Middleton has nearly completed the replacement of valves and upgrade of controls in the heating distribution system for better temperature regulation throughout the building. The total project cost is $880,000. A second project, now under design, will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. Schematic design of the boiler replacement has been approved and construction is scheduled to begin next spring. The estimated total project cost is $1.8 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallmann McKinnell & Wood is currently designing the New Suffolk Court Facility. The building will provide 380,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. The project will be bid for construction in two phases. The first phase, the site and foundation work, is scheduled to be bid in June 1994. Phase two, which is construction of the new building, is scheduled to be bid in December 1994.

  Renovation of Suffolk County Courthouse - The second phase of the Suffolk County Courthouse project is the renovation of the existing Old and New Courthouses. The firm of Childs Bertram and Tseckares (CBT) is now under contract for the design of the renovations. The detailed space programming for the courts and functions to be located in the building is scheduled for completion in December 1993, with design continuing for an additional 18 months.

Suffolk County District Courts: Major study , design and construction projects include:

- Brighton District Court: Olson Lewis Architects & Planners Inc. will complete the design of the renovation in December. The project includes replacement of deficient systems and corrects code violations. The reorganization of the courthouse will improve public, staff, and detainee circulation. The lower level will be expanded to provide additional probation space. The total project cost for design and construction is estimated at $4.9 million.

- Charlestown District Court: The Unit is currently completing a study of the courthouse in accordance with Chapter 110 of the Acts of 1993. The study will be completed by the end of the year. There is currently no funding available for improvements to the court.

- Chelsea District Court: The firm of Schwartz/Silver Architects is designing a new Chelsea Court which will include five courtrooms, jury facilities, drop-off child care, and on-site parking. Design is scheduled for completion in April 1994. The Commonwealth is working with the City of Chelsea to assemble a site for the building. The total estimated project cost is $12.9 million, including estimated land costs.

- Dorchester District Court: Goody, Clancy & Associates, Inc. is designing the full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design is scheduled for completion by the end of the year. The total estimated project cost is $13.9 million.

- Roxbury District Court: TLT Construction Corp. of Lynn, MA began construction of the renovations and expansion to improve space utilization and address life safety and access code requirements in August 1993. An addition of approximately 8,500 square feet will improve circulation in public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. The total estimated project cost for the renovation and expansion of the court is $9.65 million.

- South Boston District Court: Basnight, Buckingham & Partners, Inc., is designing the renovation of the court to eliminate security problems and crowded and inefficient staff areas, and to more efficiently utilize surplus spaces in the basement and on the third floor. Building systems will be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final drawings are currently being reviewed and final design will be complete in November 1993. The estimated total project cost is $5.1 million.

- West Roxbury District Court: Metric Corporation of Brookline, MA began construction of the expansion and renovation of the court in September 1992. Two separate additions are being constructed that will more than double the size of the existing building. The expansion will allow for two additional jury equipped courtrooms, expand administrative areas and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these significant spaces. New heating and air-conditioning, fire protection, electrical and plumbing systems are being installed and the court will be made fully accessible for the physically challenged. The court remains in full operation during the renovation, which is scheduled to be completed in June 1994. The total project cost for the court's expansion and renovation is $8.3 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Granger & Sons of Shrewsbury began construction of the new 40,000 square foot courthouse in March 1993. The new facility, located in East Brookfield, will replace leased space. It will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled for completion in September 1994. The total project cost is $7.6 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. currently has underway the schematic design of the project, including renovation of the existing buildings and construction of two additions for court and county use. The first phase includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Design of the Phase I Expansion is scheduled to be completed by December 1993. The total project cost for Phase I is $24.1 million.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 28 (not including county projects on hold) repair projects in various stages of study, design and construction.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Design	Spring1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Spring1994-Winter 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Winter 1993
Concord District Court:		
• Site Repairs	Design	Spring1994-Winter 1994
• Systems Improvements	Design	Spring1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Spring1994-Winter 1994
Dorchester District Court:		
• Life Safety	Construction	Winter 1993
East Boston District Court:		
• Life Safety	Construction	Winter 1993
Framingham District Court:		
• Oil Tank Removal	Construction	Fall 1993-Spring1995
• Systems Improvements	Design	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Summer 1994-Winter 1994
Lowell District Court:		
• Systems Improvements	Design	Summer 1994
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring1995
Malden District Court:		
• Building Improvements	Design	Winter 1993-Summer 1994
Marlborough District Court:		
• Systems Improvements	Design	Spring1994
• Handicapped Access/Holding Cells	Design	Spring1994
Somerville District Court:		
• Systems Improvements	Design	Fall 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Fall 1993-Spring 1994
South Boston District Court:		
• Life Safety	Construction	Winter 1993
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Winter 1993
• Service Elevator	Ready to Bid	Winter 1993

(Continued on next page)

Court Repair Projects

Project	*Current Phase*	*Construction Period*
Waltham District Court:		
• Systems Improvements	Design	Summer 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995
Woburn District Court:		
• Systems Improvements	Design	Summer 1994-Spring1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Winter 1993
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Winter1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed in the period of 1990 -1993. The total project cost of these improvements is $33.43 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$151,490
Brighton District Courts • Exterior Repair and Renovations	$227,000
Brockton Superior Court • Renovate Detainee Area	$186,500
Cambridge Superior Court • Statewide Data Center	$212,000
Dedham Superior Court • New Courtroom	$213,000
East Cambridge Trial Court • Renovate Old Third District Court	$3,867,800
Framingham District Court • Site Improvements •Emergency Gas Conversion •Roof Replacement •Jury Space Improvements	$349,073
Haverhill District Court • Renovate Detainee Area	$145,300
Lawrence District Court • Renovate Detainee Area	$248,900
Lawrence Superior Court • Comprehensive Renovation	$6,634,100
Lowell District Court • Electrical Upgrade •Windows, Doors	$204,300
Marlborough District Court: •Windows, Roof	$282,200
Malden District Court • Roof Replacement	$70,140
Newton District Court: •Roof Replacement	$152,990
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,072,000
Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$307,835
Somerville District Court • HVAC Improvements	$250,600

Completed Projects (continued)

South Boston District Court • Roof Replacement • Repairs to Exterior Facade • Windows	$798,118
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Elevators • Primary Electrical and Emergency Generator	$6,175,535
Waltham District Court: •Site Improvements	$71,000
West Roxbury District Court • Exterior Repair and Renovations	$274,950
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$527,000
TOTAL	**$33,433,326**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

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Massachusetts Courthouse Improvement Program

PROJECT UPDATE

FEBRUARY 1994
Number 20

The Unit continues to manage the design work underway for **9** major projects and the construction of **8** renovation or new construction projects across the Commonwealth.

Approximately $30 million is projected to be spent on Court Projects during fiscal year 1994.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** also lists all repair and minor renovation projects at the end of the report.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): Construction continues on the $14.2 million renovation of the former school building for the Juvenile, Probate and Housing Courts. Completion is scheduled for the Fall of 1994.

ESSEX COUNTY

Lawrence Court Complex: The design of a new District, Probate and Housing Court and a new Trial Court Law Library facility by Leers, Weinzapfel Associates Architects is scheduled for completion in September 1994. The program has been increased to include a regional office for the Juvenile Court in Essex County. Demolition of the existing Jo-Gal building is scheduled to begin by the end of the summer. The total project cost for the new building, including site demolition costs is estimated at $28.75 million.

MIDDLESEX COUNTY

Newton District Court: Drummey Rosane Anderson Inc. is designing the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements. The program also includes space reorganization to improve operational efficiency and circulation. Design is scheduled for completion in May 1994. The total estimated cost for renovation is $3.38 million.

PLYMOUTH COUNTY

Plymouth Court Facility: After careful evaluation, including visits to the 12 sites proposed in response to the DCPO Request for Proposals, DCPO and the Trial Court did not find a suitable site for the new courthouse. Other options to acquire a site for a new court facility are under review. The proposed 117,000 square foot building would include 7 courtrooms, detention facilities, drop-off child care and on-site parking.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext 393

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. was awarded the contract for the construction of the electrical distribution system project. The project will provide electrical capacity for air-conditioning, computers and upgrade the most poorly lit areas of the building. Construction is expected to begin in January 1994. The estimated total project cost is $1.8 million.

- Building Exterior - The replacement of the brickwork on the exterior of the high-rise courthouse is being done by TLT Construction Corporation of Lynnfield, MA. The presence of asbestos and other latent conditions has caused delays. An accelerated schedule will be used during 1994 to complete the project on schedule at the end of the year. Construction is expected to continue through January 1995.

- Fire Protection - TLT Construction Corp. has underway life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms. The reorganization of some offices to allow for stairwells to be constructed in the corners of the Old Courthouse near the high-rise has been completed. The phased construction is proceeding and will be completed by January 1995. The total project cost is $7.7 million.

- Heating System - Gaffny Corporation of Middleton has completed the project for the replacement of valves and upgrade of controls in the heating distribution system for better temperature regulation. The total project cost is $810,000. Schematic design of the second project, the replacement of the high pressure oil fired boilers into a new low pressure gas system has been approved and construction is scheduled to begin this summer. The estimated total project cost is $1.8 million.

- New Court Facility at New Chardon Street - Kallmann McKinnell & Wood Architects is designing the New Suffolk Court Facility. The 380,000 square foot building will provide space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. The construction of this project will be bid in two phases. Phase one, the site and foundation work, is scheduled to be bid in July 1994. The second phase, construction of the new building, is scheduled to be bid in December 1994.

- Renovation of Suffolk County Courthouse - The Architectural firm of Childs Bertman and Tseckares (CBT) has begun the design of the renovations of the existing Old and New Courthouses. Completion of the design of the renovation of the Historic Courthouse for the Supreme Judicial Court, Appeals Court, Social Law Library and Court Administrative Offices is scheduled for Spring 1996.

Suffolk County District Courts: Major study, design and construction projects include:

- Brighton District Court: Olson Lewis Architects & Planners Inc. has completed the design of the renovation and the project was bid for construction in February. The program includes replacement of deficient systems and correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The reorganization of the courthouse will improve public, staff, and detainee circulation. The total project cost for design and construction is estimated at $4.9 million.

- Charlestown District Court: The Unit has completed a draft study of the courthouse in accordance with Chapter 110 of the Acts of 1993. The draft study is under review by

the Trial Court and the District Court. There is currently no funding budgeted for improvements to the court.

- Chelsea District Court: Schwartz/Silver Architects is designing a new Chelsea Court which will include five courtrooms, a new juvenile court department, jury facilities, drop-off child care, and on-site parking. Design is scheduled for completion in October 1994. The Commonwealth is working with the City of Chelsea to assemble a site for the building. The total estimated project cost is $12.9 million, including estimated land costs.

- Dorchester District Court: Goody, Clancy & Associates is responsible for designing the full renovation of the existing 19,525 square foot courthouse and construction of a 75,000 square foot addition. The expanded court which will include a separate Juvenile Court department, will eliminate the need for leased overflow space, and will provide jury sessions and drop-off child care. The project will be ready to bid for construction in April 1994. The total estimated project cost is $13.9 million.

- Roxbury District Court: TLT Construction Corp. of Lynn, MA started construction of the renovations and expansion of the courts in August 1993. Space utilization is being improved and life safety and access code requirements are being addressed. An addition of approximately 8,500 square feet will improve circulation in public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. The total estimated project cost is $9.65 million and completion is scheduled for Spring 1995.

- South Boston District Court: The firm of Basnight, Buckingham & Partners, Inc., is designing the renovation of the court. The renovations will eliminate security problems and crowded and inefficient staff areas, and more efficiently utilize surplus spaces in the basement and on the third floor. Building systems will be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final drawings are currently being reviewed and final design will be complete in March 1994. The estimated total project cost is $5.1 million.

- West Roxbury District Court: Metric Corporation has underway the construction of the expansion and renovation of the court. The first addition to the existing courtrooms has been completed and the second addition, a new courtroom will be completed by March 1994. New heating and air-conditioning, fire protection, electrical and plumbing systems are being installed and the court will be made fully accessible for the physically challenged. The court remains in full operation during the renovation, which is scheduled to be completed in June 1994. The total project cost for the court's expansion and renovation is $8.3 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Granger & Sons of Shrewsbury have underway the construction of the new 40,000 square foot courthouse located in East Brookfield. The facility will replace leased space, provide two jury equipped courtrooms and regional records storage space. Construction is scheduled for completion in September 1994. The total project cost is $7.6 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is currently analyzing design options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 21 (not including county projects on hold) repair projects in various stages of study, design and construction.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Design	Spring1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Spring1994-Winter 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Winter 1993-1994
Concord District Court:		
• Site Repairs	Design	Spring1994-Winter 1994
• Systems Improvements	Design	Spring1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Spring1994-Winter 1994
Framingham District Court:		
• Oil Tank Removal	Construction	Fall 1993-Spring1995
• Systems Improvements	Design	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Design	Summer 1994-Winter 1994
Lowell District Court:		
• Systems Improvements	Design	Summer 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995
Malden District Court:		
• Building Improvements	Design	Summer 1994- Spring 1995
Marlborough District Court:		
• Systems Improvements	Design	Summer 1994-Spring1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring1995
Somerville District Court:		
• Systems Improvements	Design	Summer 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995
Suffolk County Courthouse:		
• Service Elevator	Construction	Spring 1994
Waltham District Court:		
• Systems Improvements	Design	Summer 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995
Woburn District Court:		
• Systems Improvements	Design	Summer 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring 1995

Continued on next page)

Court Repair Projects

County Owned Courts

Brookline District Court:		
• Roof	Design	Fall 1994
Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Summer 1993-Spring 1994
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Spring 1993-Spring 1994
Pittsfield District & Superior Courts		
• New Holding Cells	Design	Spring 1994
Quincy District Courts		
• Renovate Holding Cells	Design	Fall 1994
Taunton District Courts		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $34.33 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton District Courts • Exterior Repair and Renovations	$228,188
Brockton District Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Dedham Superior Court • New Courtroom	$176,408
Dorchester District Court: • Life Safety	$312,677
East Boston District Court: • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Framingham District Court • Site Improvements •Emergency Gas Conversion •Roof Replacement •Jury Space Improvements	$316,895
Haverhill District Court • Renovate Detainee Area	$145,265
Lawrence District Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell District Court • Electrical Upgrade •Windows, Doors	$292,557
Marlborough District Court: •Windows, Roof	$168,179
Malden District Court • Roof Replacement	$90,957
Newton District Court: •Roof Replacement	$152,990
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,254,686

Completed Projects

Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$296,316
Somerville District Court • HVAC Improvements	$244,809
South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$850,095
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator	$7,120,314
Waltham District Court: •Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations	$228,188
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL	**$35,783,270**

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Massachusetts Courthouse Improvement Program

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PROJECT UPDATE

May 1994
Number 21

The Spring of 1994 is an extremely busy one for the Court Facilities Unit at DCPO. Construction is in full swing on the Roxbury and West Roxbury District Courts, at four separate projects at the Suffolk County Courthouse, at the New Western Worcester Court in East Brookfield, and on the conversion of the Durfee High School in Fall River for Trial Court use.

A major renovation contract has been awarded for the Brighton District Court and DCPO anticipates bidding the contracts for the major renovation work at the Dorchester, Newton and South Boston District Courts in June. Also scheduled to be bid in June are site work contracts for the new 400,000 square foot courthouse on New Chardon Street in downtown Boston and for the new court complex in Lawrence. Smaller contracts that focus on life safety improvements and building systems repairs will also be bid in June for seven Middlesex courts including: Framingham, Marlboro, Lowell, Malden, Somerville, Waltham and Woburn.

Capital Expenditures for court facilities in the fiscal year ending in July 1994 are expected to exceed $25 million. Expenditure projections for 1995 are expected to top $59 million.

The Court Facilities Unit at DCPO has been operating since October 1988, with John Stainton as the Director. He will be leaving DCPO at the end of June.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons, Inc. of Randolph has underway the construction of the renovations to the 63,000 square foot former school building. The $14.2 million renovation will provide space for the Juvenile, Probate and Housing courts. Completion is now scheduled for March 1995.

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates & Architects is scheduled to complete design of the District, Probate and Housing Courts and a Trial Court Law Library in the Fall of 1994. A regional office for the Juvenile Court in Essex County has been added to the program. Demolition of the existing Jo-Gal building is scheduled to commence by the end of the summer. The total project cost for the new building, including site demolition is estimated at $28.75 million.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext 393

MIDDLESEX COUNTY

Newton District Court: Drummey Rosane Anderson Inc. is scheduled to complete design for renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements in July 1994. Space reorganization to improve operational efficiency and circulation is included in the program. The total estimated cost for renovation is $3.69 million.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. began construction of the electrical distribution system in March 1994. The project will provide electrical capacity for unit air-conditioners and computers. The estimated total project cost is $1.8 million. Completion is scheduled for spring 1995.

- Building Exterior - TLT Construction Corp. continues their work on the roof and gutter repairs, and the repointing of the Old Courthouse. Their contract also includes replacement of the brickwork on the exterior of the high-rise building. The presence of asbestos and other latent conditions delayed progress last year. An accelerated schedule has been implemented to ensure completion of the project by the end of 1994. The estimated total project cost is $9.9 million.

- Fire Protection - TLT Construction Corp. is proceeding on schedule with life safety improvements, including stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms. The phased construction will be completed by January 1995. The total project cost is $7.7 million.

- Heating System - Construction documents for the replacement of the high pressure oil fired boilers by a new low pressure gas system have been completed. The project will be bid in September 1994. Construction is scheduled to begin next spring with completion before the start of the fall heating season. The estimated total project cost is $1.8 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallmann McKinnell & Wood Architects is designing the new 380,000 square foot building that will provide space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Phase one, the site work, is scheduled to be bid for construction in July 1994. The second phase, construction of the new building, is scheduled to be bid in December 1994. Construction will take approximately two years.

- Renovation of Suffolk County Courthouse - Childs Bertman and Tseckares (CBT) has underway the design for the renovation of the existing Old and New Courthouses. Design of the renovation of the Historic Courthouse for the Supreme Judicial Court, Appeals Court, Social Law Library and Court Administrative Offices is scheduled to be completed in Spring 1996. Construction will follow completion of the New Chardon Street facility.

Suffolk County District Courts: Major study, design and construction projects include:

- Brighton District Court: P&D Contractors, Inc. of Allston, MA was the low bidder for the construction of the renovations for the courthouse project. The program includes

replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. Construction is expected to begin early this summer. The total project cost for design and construction is estimated at $5.4 million.

- Charlestown District Court: The Court Facilities Unit has completed a study of the courthouse in accordance with Chapter 110 of the Acts of 1993. Several alternatives were considered for future use of the building. There is currently no funding budgeted for improvements to the court.

- Chelsea District Court: The firm of Schwartz/Silver Architects is scheduled to complete design for a new Chelsea Court in October 1994. The program will include five courtrooms, a new juvenile court department, jury facilities, drop-off child care and on-site parking. The Commonwealth continues to work with the City of Chelsea to assemble a suitable site for the building. The total estimated project cost is $12.9 million, including land costs.

- Dorchester District Court: Goody, Clancy & Associates have completed the design of the full renovation and expansion of the existing courthouse. The building will be expanded from its present 19,524 square feet to 76,300 square feet with space provided for district and juvenile court departments, as well as for juries and drop-off day care. The project will be bid for construction in June 1994. During construction, all of the court functions will be located in the Dorchester Annex. Jury sessions will be moved to the West Roxbury court. The total estimated project cost is $13.9 million.

- Roxbury District Court: TLT began the renovations and expansion of the court in August 1993. Plans call for two of the six sessions to be jury-equipped. Construction is taking place in three phases with staff occupying temporary on-site trailers during phases II and III. The total estimated project cost is $9.46 million and completion is scheduled for Spring 1995.

- South Boston District Court: Basnight, Buckingham & Partners, Inc., will complete the design of the renovation of the court in June 1994. The court will continue to occupy the building during construction. The estimated total project cost is $4.7 million.

- West Roxbury District Court: Metric Corporation of Brookline continues construction of the expansion and renovation of the court. The new office space and courtroom are now in use. The second phase of the project, which includes installation of new heating, air-conditioning, fire protection, electrical and plumbing systems in the original building is currently underway. The court remains in full operation during the renovation, which is scheduled to be complete in August 1994. The estimated total project cost is $8.3 million.

WORCESTER COUNTY

Western Worcester District Court: R.W. Granger & Sons of Shrewsbury is scheduled to complete the construction of the new 40,000 square foot East Brookfield courthouse in October 1994. The facility will replace leased space, provide two jury equipped courtrooms and regional records storage space. The total project cost is $7.5 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is restudying design options that will meet the program goals of DCPO and the Trial Court. A report on their findings is due in June 1994.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 21 (not including county projects on hold) repair projects in various stages of study, design and construction.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Winter 1993- Spring 1994
Concord District Court:		
• Site Repairs	Construction	Spring 1994-Winter 1994
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
Framingham District Court:		
• Oil Tank Removal	Construction	Fall 1993-Spring1995
• Systems Improvements	Design	Summer 1994-Spring1995
• Handicapped Access/Holding Cells	Design	Fall 1994
Lowell District Court:		
• Systems Improvements	Design	Fall 1994-Spring 1995
• Handicapped Access/Holding Cells	Design	Fall 1994-Spring 1995
Malden District Court:		
• Building Improvements	Design	Summer 1994- Spring 1995
Marlborough District Court:		
• Systems Improvements	Design	Summer 1994-Spring1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Spring1995
Somerville District Court:		
• Systems Improvements	Design	Summer 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Summer 1995
Suffolk County Courthouse:		
• Service Elevator	Construction	Spring 1994-Winter 1994
Waltham District Court:		
• Systems Improvements	Design	Summer 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Summer 1995
Woburn District Court:		
• Systems Improvements	Design	Summer 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Summer 1994-Summer 1995

(Continued on next page)

Court Repair Projects (contd)

Project	*Current Phase*	*Construction Period*
County Owned Courts		
Brookline District Court:		
• Roof Repair	Design	Fall 1994
Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Summer 1993-Spring 1994
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Spring 1993-Spring 1994
Pittsfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Quincy District Courts		
• Roof Repair	Design	Fall 1994
Taunton District Courts		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $35.78 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton District Courts • Exterior Repair and Renovations	$228,188
Brockton District Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Dedham Superior Court • New Courtroom	$176,408
Dorchester District Court: • Life Safety	$312,677
East Boston District Court: • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Framingham District Court • Site Improvements •Emergency Gas Conversion •Roof Replacement •Jury Space Improvements	$316,895
Haverhill District Court • Renovate Detainee Area	$145,265
Lawrence District Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell District Court • Electrical Upgrade •Windows, Doors	$292,557
Marlborough District Court: •Windows, Roof	$168,179
Malden District Court • Roof Replacement	$90,957
Newton District Court: •Roof Replacement	$152,990
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,254,686

Completed Projects

Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$296,316
Somerville District Court • HVAC Improvements	$244,809
South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$850,095
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator	$7,120,314
Waltham District Court: •Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations	$228,188
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL	**$35,783,270**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.

ASS. AF 26.3: 22

Massachusetts Courthouse Improvement Program

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PROJECT UPDATE

August 1994
Number 22

The DCPO Court Facilities Unit continues to oversee over a dozen major projects for improvements to existing state owned courts in Suffolk County and for new courts in Chelsea, Fall River, Lawrence, Western Worcester and downtown Boston. Additional repair projects at the state owned Middlesex County Courts are also in design or construction.

The Unit is under the direction of Ralph Nee, P.E., Deputy Commissioner for Construction Services.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons is currently renovating the former Durfee School for court use. The 63,000 square foot, $14.2 million building will house the Juvenile, Probate and Housing Courts and is scheduled for completion by Spring 1995.

ESSEX COUNTY

Lawrence Court Complex: The architectural firm of Leers, Weinzapfel Associates continues the design for the Probate and Housing Courts and a Trial Court Law Library. Design completion is scheduled for December 1994. Demolition of the existing Jo-Gal building is scheduled to begin by late Fall. An addition for a regional Juvenile Court has been implemented into the program. The total project cost for the new building, including site clean-up and demolition, is estimated at $28.75 million.

MIDDLESEX COUNTY

Newton Trial Court: Drummey Rosane Anderson Inc. is currently designing the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements. The project also includes space reorganization to improve operational efficiency and circulation. Design completion is scheduled for August 1994. The total estimated cost for the renovation is $3.69 million.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. has underway construction of the electrical distribution system. The system will provide electrical capacity for unit air-conditioners and computers. Completion is scheduled for the Spring of 1995. The estimated total project cost is $1.8 million.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext 393

- Building Exterior - TLT Construction Corp. continues the exterior restoration of the Old (Historic) courthouse. Waterproofing application on the New (High-Rise) courthouse has been suspended while alternative waterproofing materials are being researched. Masonry removal has been suspended on the New (High-Rise) courthouse. Estimated total project cost is $9.9 million.

- Fire Protection - TLT Construction Corp. is proceeding on schedule with life safety improvements, including stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms for the Old (Historic) and New (High-Rise) buildings. Construction is scheduled to be completed by January 1995. The total project cost is $7.7 million.

- Heating System - The project to replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers will be bid for construction in September 1994. Construction is scheduled to commence in the Spring of 1995 with a completion date scheduled for the Fall of 1995. The estimated total project cost is $1.8 million.

- New Court Facility at New Chardon Street - Kallmann McKinnell & Wood architects has in design the New Suffolk Court Facility at New Chardon Street. The building will provide 380,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Phase one, the site-work and contaminated soil removal contract, has been received and is scheduled to be bid for construction in August 1994. Phase two, construction of the new building, is scheduled to be bid in February 1995. Construction will take approximately 32 months.

- Renovation of Suffolk County Courthouse - The architectural firm of Childs Bertman and Tseckares (CBT) continues the preliminary design for the renovation of the existing Old (Historic) and New (high-Rise) Courthouses. The design of the renovation of the Old (Historic) Courthouse for the Supreme Judicial Court, Appeals Court, Social Law Library and Court Administrative Offices is scheduled for completion by the end of 1996. Construction will take place after completion of the New Chardon Street facility.

Suffolk County Trial Courts: Major study, design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA continues the construction of the renovations for the courthouse project. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Fall of 1995. The total project cost for design and construction is estimated at $5.4 million.

- Chelsea Trial Court: The firm of Schwartz/Silver Architects is designing a new Chelsea Court that will include five courtrooms, a new juvenile court department, jury facilities, drop-off child care and on-site parking. Design completion is scheduled for the Spring of 1995. The Commonwealth and the City of Chelsea continue to work together to assemble a suitable site for the building. The total estimated project cost is $12.9 million, including land costs.

- Dorchester Trial Court: Goody, Clancy & Associates have completed the design of the full renovation and expansion of the existing courthouse. The building has been expanded from its present 19,524 square feet to 76,300 square feet. The additional space has provided room for the District and Juvenile Court Departments, as well as for jury facilities and drop-off child care. The project is scheduled to be bid for construction in August 1994. All of the court functions will be located in the Dorchester Annex during

the construction period, except jury sessions which will be moved to the West Roxbury Trial Court. The total estimated project cost is $14.1 million.

- Roxbury Trial Court: TLT Construction has underway a phased renovation and expansion of the Roxbury Trial Court. Phase I, the new addition, is substantially complete. Phases II and III involve the renovation of the existing building. The Court staff will occupy temporary on-site trailers during phases II and III. The total estimated project cost is $9.46 million and completion is scheduled for the Spring of 1995.

- South Boston Trial Court: Basnight, Buckingham & Partners, Inc. is scheduled to complete the design of the court renovation by August 1994. Construction is scheduled to begin in December 1994 and continue for 18 months. The court will continue to occupy the building during construction. The estimated total project cost is $5.4 million.

- West Roxbury Trial Court: Metric Corporation of Brookline is scheduled to complete the second phase of the renovation project, which includes installation of new heating, air-conditioning, fire protection, electrical and plumbing systems in the original building. The project is scheduled to be completed in early September. The court has remained in full operation during the renovation. The estimated total project cost is $8.3 million.

WORCESTER COUNTY

Western Worcester Trial Court: R.W. Granger & Sons of Shrewsbury is scheduled to complete the construction of the new 40,000 square foot East Brookfield courthouse in October 1994. The new facility will replace leased space, provide two jury equipped courtrooms and regional records storage space. The total project cost is $7.5 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. continues to study design options that will meet the program goals of DCPO and the Trial Court. A final report on their findings is due to DCPO this month.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 23 (not including county projects on hold) repair projects in various stages of study, design and construction.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Winter 1993- Summer 1994
Concord District Court:		
• Site Repairs	Construction	Spring 1994-Winter 1994
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
• Electrical Wiring Replacement	Study	Not Funded
Framingham District Court:		
• Oil Tank Removal	Construction	Fall 1993-Spring1995
• Systems Improvements	Design	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Fall 1994-Summer 1995
• Child Care	Study	Summer 1995
Lowell District Court:		
• Systems Improvements	Design	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Fall 1994-Summer 1995
Malden District Court:		
• Building Improvements	Read to Bid	Fall 1994- Summer 1995
Marlborough District Court:		
• Systems Improvements	Design	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Fall 1994-Summer 1995
Somerville District Court:		
• Systems Improvements	Ready to Bid	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Ready to Bid	Fall 1994-Summer 1995
Suffolk County Courthouse:		
• Service Elevator	Construction	Spring 1994-Winter 1994
Waltham District Court:		
• Systems Improvements	Ready to Bid	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Ready to Bid	Fall 1994-Summer 1995
Woburn District Court:		
• Systems Improvements	Design	Fall 1994-Summer 1995
• Handicapped Access/Holding Cells	Design	Fall 1994-Summer 1995

(Continued on next page)

Court Repair Projects (contd)

Project	*Current Phase*	*Construction Period*
County Owned Courts		
Brookline District Court:		
• Roof Repair	Design	Fall 1994
Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts (County Funded)		
• Renovate Holding Cells	Construction	Summer 1993-Summer 1994
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Spring 1993-Summer 1994
Pittsfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Quincy District Courts		
• Roof Repair	Design	Fall 1994
Taunton District Courts		
• New Holding Cells	Ready to Bid	Pending Legislation

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $35.78 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
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East Boston District Court: • Life Safety	$312,677
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Lawrence District Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
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Newton District Court: •Roof Replacement	$152,990
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,254,686

Completed Projects

Roxbury District Court • Electrical Room Repairs • Exterior Repair and Renovations	$296,316
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South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$850,095
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator	$7,120,314
Waltham District Court: •Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations	$228,188
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL (No county funded project costs included)	**$35,783,270**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Deputy Director.

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Massachusetts Courthouse Improvement Program

GOVERNMENT DOCUMENTS COLLECTION
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PROJECT UPDATE

November 1994
Number 23

DCPO is proud to announce the start of construction on two large new courthouses. At the end of October DCPO awarded the contract for the first phase of the construction of the new Suffolk Trial Court to be located on New Chardon Street. Construction of the building will be completed in the summer of 1997. The first phase of the new Lawrence Court Complex, the demolition of the Jo-Gal building, began in November. The construction is scheduled to be completed in the Spring 1997.

A dedication ceremony for the renovated and expanded West Roxbury Trial Court was held on November 2, 1994. The two new additions provide court office space and two new courtrooms. The two historic courtrooms have been completely restored. The building provides a drop-off child-care center for court users and jury facilities. The $8.3 million project was designed by Elkus/Manfredi and constructed by Metric Corporation.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.1 million renovation of the former Durfee School for court use. The 63,000 square foot building will house the Juvenile, Probate & Family and Housing Courts and is scheduled for completion in the Fall of 1995.

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates is scheduled to complete the design for the Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library in December 1994. Demolition of the existing Jo-Gal building began in November and is scheduled for completion in March 1994. The total project cost for the new building, including site clean-up and demolition, is estimated at $28.75 million.

MIDDLESEX COUNTY

Cambridge Trial Court: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the space needs of the Probate and Family Court. The study is scheduled to be complete in January 1995. No money is available for design or construction.

Lowell Trial Court: DiNisco Kretsch and Associates has recently undertaken a masterplan study for the Lowell court facility needs. The study will identify an operational plan for the

Superior, District, Probate & Family, Juvenile and Housing Courts, develop preliminary space programs, and assess the ability of the existing courthouse to meet those program needs. The study will recommend renovation of existing facilities, and if necessary, construction of a new facility. The study is scheduled for completion in early 1995.

Newton Trial Court: The architectural firm of Drummey Rosane Anderson Inc. is scheduled to complete the design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements in December. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.95 million.

PLYMOUTH COUNTY

Brockton Trial Court: The firm of DiNisco Kretsch and Associates has underway a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton. The study is scheduled for completion in December 1994.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. is currently constructing the electrical distribution system for both buildings. The system will provide electrical capacity for unit air-conditioners, computers and desktop devices in the Old (Historic) and New (High-Rise) courthouses. New electrical closets containing electrical equipment are also being installed in both buildings. Completion is scheduled for the Spring of 1995. The estimated total project cost is $1.8 million.

- Building Exterior - TLT Construction Corp. has completed enclosing the exposed facades of all sides of New (High-Rise). Installation of bricks panels on the penthouse is scheduled for completion in November. The design for the replacement brickwork has been revised to eliminate all use of odorous waterproofing materials. A ventilation system designed to maintain positive air pressure is scheduled to be installed in the courthouse by early December. All work is being monitored by environmental air quality engineers. The project is scheduled for completion in 1995. Estimated total project cost is $10.57 million.

- Fire Protection - TLT Construction Corp. is proceeding with life safety improvements for the Old (Historic) and New (High-Rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. Construction is scheduled to be completed by January 1995. The total project cost is $7.84 million.

- Heating System - The low bidder for the project to replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers is Flaherty Company of Newton. Construction is scheduled to begin in the Spring of 1995 with a completion date scheduled for the Fall of 1995. The estimated total project cost is $1.78 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallmann McKinnell & Wood continues the design of the New Suffolk Court Facility at New Chardon Street. The building will provide 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Modern Continental Construction of Cambridge has construction underway for phase one, site-work and contaminated soil removal. Completion is scheduled for April 1995. Phase two, construction of the new building,

is scheduled to be bid in February 1995. Construction will take approximately 32 months.

- Renovation of Suffolk County Courthouse - Childs Bertman and Tseckares (CBT) is working on the preliminary design for the comprehensive interior renovation of the existing Old (Historic) Courthouse. The design of the renovation of the Old (Historic) Courthouse for the Supreme Judicial Court, Appeals Court, Social Law Library and Court Administrative Offices is scheduled for completion by the end of 1996. Construction will commence after the completion of the New Chardon Street facility.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Fall of 1995. The total project cost for design and construction is estimated at $5.48 million.

- Chelsea Trial Court: The firm of Schwartz/Silver Architects continues design on a new Chelsea Court that will include five courtrooms, a new juvenile court department, jury facilities, drop-off child care and on-site parking. Design completion is scheduled for the Spring of 1995. The Commonwealth and the City of Chelsea continue to work together to assemble a suitable site for the building. The total estimated project cost is $12.97 million, including land costs.

- Dorchester Trial Court: Goody, Clancy & Associates have completed the design of the full renovation and expansion of the existing courthouse. The design plans call for an expansion from its present 19,524 square feet to 76,300 square feet. The additional space will provide room for the District and Juvenile Court Departments, as well as for jury facilities and drop-off child care. The project is scheduled to be bid for construction in December 1994. All of the court functions will be located in the Dorchester Annex and adjacent temporary trailers during the construction period. Jury sessions have already been moved to the West Roxbury Trial Court. The total estimated project cost is $14.04 million.

- Roxbury Trial Court: TLT Construction has underway a phased renovation and expansion of the Roxbury Trial Court. Phase I, the new addition, is substantially complete and occupied. Phases II and III involve the renovation of the existing building. The Court staff will continue to occupy temporary on-site trailers during phases II and III. Phase II is scheduled for completion in December 1994 and Phase III for the April 1995. The total estimated project cost is $9.46 million.

- South Boston Trial Court: Design of a comprehensive renovation to the building is scheduled to be completed in December 1994 by Basnight, Buckingham & Partners, Inc. Construction is scheduled to begin in the Spring of 1995 and continue for 18 months. The court will continue to occupy the building during construction and utilize the now vacant third floor for swing space. The estimated total project cost is $5.81 million.

- West Roxbury Trial Court: Metric Corporation has completed the construction of the renovation of the West Roxbury Trial Court. The newly renovated courthouse features two separate additions of 23,000 square feet, more that double the size of the old building. The additions include two new jury-equiped courtrooms, spacious public waiting areas, administrative offices and newly designed holding cells. Two historic courtrooms were completely restored to their original state. The building is

now fully accessible for the physically challenged including the main entrance, elevators and bathrooms. A child care center is located on-site. New heating and air-conditioning systems, fire protection, electrical and plumbing systems were installed to modernize the building. Cooperation and patience of the Presiding Justice and staff enabled court operations to continue in the building during construction. The $8.32 million project was designed by Elkus/Manfredi.

WORCESTER COUNTY

Western Worcester Trial Court: R.W. Granger & Sons of Shrewsbury has substantially completed the construction of the new 40,000 square foot East Brookfield courthouse. A temporary use and occupancy certificate has been issued by the Massachusetts Department of Public Safety and the Court can occupy the building. The new facility will replace leased space and provide two jury equipped courtrooms and regional records storage space. The total project cost is $7.51 million.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. continues to study design options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 22 (not including county projects on hold) repair projects in various stages of study, design and construction.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
Concord District Court:		
• Site Repairs	Construction	Spring 1994-Winter 1994
• Systems Improvements	Construction	Spring 1994-Winter 1994
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1994
• Electrical Wiring Replacement	Study	Requires Funding
Framingham District Court:		
• Oil Tank Removal	Construction	Fall 1993-Spring 1995
• Systems Improvements	Design	Spring 1995-Fall 1995
• Handicapped Access/Holding Cells	Design	Spring 1995-Fall 1995
• Child Care	Study	Fall 1995
Lowell District Court:		
• Systems Improvements	Design	Summer 1995-Spring 1995
• Handicapped Access/Holding Cells	Design	Summer 1995-Spring 1995
Malden District Court:		
• Building Improvements	Ready to Bid	Spring 1995-Fall 1995
Marlborough District Court:		
• Systems Improvements	Design	Spring 1995-Fall 1995
• Handicapped Access/Holding Cells	Design	Spring 1995-Fall 1995
Somerville District Court:		
• Systems Improvements	Ready to Bid	Spring 1995-Fall 1995
• Handicapped Access/Holding Cells	Ready to Bid	Spring 1995-Fall 1995
Suffolk County Courthouse:		
• Service Elevator	Construction	Spring 1994-Winter 1994
Waltham District Court:		
• Systems Improvements	Ready to Bid	Spring 1995-Fall 1995
• Handicapped Access/Holding Cells	Ready to Bid	Spring 1995-Fall 1995
Woburn District Court:		
• Systems Improvements	Design	Spring 1995-Fall 1995
• Handicapped Access/Holding Cells	Design	Spring 1995-Fall 1995

(Continued on next page)

Court Repair Projects (contd)

Project	*Current Phase*	*Construction Period*
County Owned Courts		
Brookline District Court:		
• Roof Repair	Construction	Winter 1994
Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Requires Funding
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Requires Funding
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Requires Funding
Northampton Hall of Records/Probate & Family Court (County Funded)		
• Roof Replacement	Construction	Winter 1994
Pittsfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Requires Funding
Quincy District Courts		
• Roof Repair	Construction	Winter 1994
Taunton District Courts		
• New Holding Cells	Ready to Bid	Requires Funding

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $44.65 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
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Lowell District Court • Electrical Upgrade •Windows, Doors	$292,557
Marlborough District Court: •Windows, Roof	$168,179
Malden District Court • Roof Replacement	$90,957
Newton District Court: •Roof Replacement	$152,990

Completed Projects

Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,254,686
Somerville District Court • HVAC Improvements	$244,809
South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$850,095
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator	$7,120,314
Waltham District Court: •Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations • Comprehensive Renovation/Expansion	$8,557,271
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL (No county funded project costs included)	**$44,653,218**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Deputy Director.

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Massachusetts Courthouse Improvement Program
Project Update

February 1995
Number 24

The new Western Worcester Court located in East Brookfield opened for business in December, 1994. The new $7.51 million facility replaces the leased facility in Spencer and provides two jury equipped courtrooms and regional records storage space. A dedication ceremony is planned for March 29, 1995.

DCPO continues to manage many court improvement projects in various stages of development. The newly appointed Director of the Court Facilities Unit, Kelly Quinn Popejoy, will be responsible for future planning and programming for court facilities. Responsibility for final design and construction of all court projects will remain under the jurisdiction of Ralph F. Nee, the Deputy Commissioner for Construction Services, and Neil Johnson, the Deputy Director for Court Facilities.

Questions regarding the projects listed below can be addressed to Kelly Quinn Popejoy, 727-8085x393.

BARNSTABLE COUNTY

Falmouth Trial Court: Plans are underway to establish a temporary Falmouth Trial Court in the Falmouth National Guard Armory. Proposals for leased modular units that will provide courtroom and detention are due in early March. The National Guard has bid the construction of life safety and code related improvements to the Armory building and general contractor is are due in March. Scheduled occupancy of the temporary court is July, 1995.

BRISTOL COUNTY

Brockton Trial Court: The firm of DiNisco Kretsch and Associates has underway a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton. The study is scheduled for completion in the Spring of 1995.

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.1 million renovation of the former Durfee School for court use. The 63,000 square foot building will house the Juvenile, Probate & Family and Housing Courts and is scheduled for completion in the Fall of 1995.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext 393

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates is scheduled to complete the design for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library in April 1995. Demolition of the existing Jo-Gal building began in November and is scheduled for completion in the Spring of 1995. The total project cost for the new building, including site clean-up and demolition, is estimated at $29.3 million.

MIDDLESEX COUNTY

Middlesex County Master Plan: Due to the need for additional space for the Cambridge Probate and Family Court and the Lowell courts and the recent expansion of the Juvenile Court Department, there is a need to develop a master plan for the court system in Middlesex County.

The Court Facilities Unit has begun preparing an analysis of court needs, demographic trends and the capacity of existing courthouses in an effort to develop alternative service delivery models for the court system in Middlesex County. Based on the preferred service delivery system, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed. Presentation of alternative service delivery models is scheduled for the Spring of 1995.

Newton Trial Court: The architectural firm of Drummey Rosane Anderson Inc. is examining phasing options for the project and is scheduled to complete the design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, in the Spring of 1995. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.85 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth is proceeding with acquisition of a 1.67 acre parcel on Long Pond Road for the new facility. The county owned property is near Route 3 and adjacent to the new House of Correction and the Plymouth Police Station (now under construction). The new facility would provide space for the District, Superior and Juvenile Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. The new court is estimated to cost $30.1 million.

Brockton Trial Court: The firm of DiNisco Kretsch and Associates has underway a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton. The study is scheduled for completion in the Spring of 1995.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. has completed the installation of electrical distribution system to provide electrical capacity for unit air-conditioners, computers and desktop devices in the Old (Historic) courthouse. The estimated total project cost is $1.8 million.

- Building Exterior - TLT Construction Corp. has substantially completed work on the exterior cleaning and repair of the Old (Historic) Courthouse.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-Rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.85 million.

- Heating System - The contract has been awarded to Flaherty Company of Newton to replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. Construction has begun with a completion date scheduled for January of 1996. The estimated total project cost is $1.74 million.

- New Court Facility at New Chardon Street - The architectural firm of Kallmann McKinnell & Wood is near completion of the design of the New Suffolk Court Facility at New Chardon Street. The building will provide 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Modern Continental Construction of Cambridge has construction underway for phase one, including site preparation and contaminated soil removal. Completion is scheduled for April 1995. Phase two, construction of the new building, is scheduled to be bid in early April 1995. Construction of the building is scheduled to take approximately 26 months.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are under consideration.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Fall of 1995. The total project cost for design and construction is estimated at $5.48 million.

- Chelsea Trial Court: The Commonwealth and the City of Chelsea continue to work together to assemble a suitable site for the new courthouse. The total estimated project cost is $12.98 million, including land costs.

- Dorchester Trial Court: Bids for the full renovation and expansion of the Courthouse have been received. The courthouse will be vacated in early May. The design plans call for an expansion to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions will be located in the Dorchester Annex and adjacent temporary trailers to be provided by the General Contractor during the construction period. Jury sessions have already been moved to the West Roxbury Trial Court. The total estimated project cost is $16.3 million. Completion is scheduled for the Fall of 1996.

- Roxbury Trial Court: TLT Construction has underway a phased renovation and expansion of the Roxbury Trial Court. Phase I, the new addition, is complete and occupied. Phase II, the first phase of renovations to the existing building, is now complete. Part of the court staff will occupy temporary on-site trailers while the final phase, Phase III is completed. Final completion of the project is scheduled for the Spring of 1995. The total estimated project cost is $9.47 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is scheduled to be completed in the Spring of 1995 by Basnight, Buckingham & Partners, Inc. Alternative phasing plans are being examined that would minimize disruption to the court during construction. Construction is scheduled to begin in the Summer of 1995 and continue for 18 months. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing design options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 10 state owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Systems Improvements	Construction	Spring 1994-Winter 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1995
Concord District Court:		
• Site Repairs	Construction	Spring 1994-Winter 1995
• Systems Improvements	Construction	Spring 1994-Winter 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1995
• Electrical Wiring Replacement	Study	Winter 96
Framingham District Court:		
• Ground Water Remediation	Construction	Spring 1994-Spring 1996
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
• Children's Center	Design	Winter 1996
Lowell District Court:		
• Systems Improvements	Design	Summer 1995-Winter 1996
• Handicapped Access/Holding Cells	Design	Summer 1995-Winter 1996
Malden District Court:		
• Building Improvements	Construction	Winter 1995-Winter 1996
Marlborough District Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Somerville District Court:		
• Systems Improvements	Construction	Fall 1995-Fall 1996
• Handicapped Access/Holding Cells	Construction	Fall 1995-Fall 1996
Suffolk County Courthouse:		
• Service Elevator	Construction	Spring 1994-Winter 1995
Waltham District Court:		
• Systems Improvements	Design	Summer 1995-Summer 1996
• Handicapped Access/Holding Cells	Design	Summer 1995-Summer 1996
Woburn District Court:		
• Systems Improvements	Design	Summer 1995-Summer 1996
• Handicapped Access/Holding Cells	Design	Summer 1995-Summer 1996

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $44.65 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton District Courts • Exterior Repair and Renovations	$228,188
Brockton District Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown District Court • Roof, Life Safety • Detention Upgrade	$312,677
Dedham Superior Court • New Courtroom	$176,408
Dorchester District Court: • Life Safety	$312,677
East Boston District Court: • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Framingham District Court • Site Improvements • Emergency Gas Conversion • Roof Replacement • Jury Space Improvements	$316,895
Haverhill District Court • Renovate Detainee Area	$145,265
Lawrence District Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell District Court • Electrical Upgrade • Windows, Doors	$292,557
Marlborough District Court: • Windows, Roof	$168,179
Malden District Court • Roof Replacement	$90,957

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $44.65 million.

Project	*Total Project Cost*
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,097,324
Somerville District Court • HVAC Improvements	$244,809
South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$850,095
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator	$7,120,314
Waltham District Court: • Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations • Comprehensive Renovation/Expansion	$8,557,271
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $44.65 million.

Project	*Total Project Cost*
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL (No county funded project costs included)	**$44,653,218**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy District Court-Roofs	$171,331
• Northampton District Court Holding Cells	$304,341
• Northhampton Hall of Records-Roof	$643,841

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

GOVERNMENT DOCUMENTS
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May 1995
Number 25

Two significant new courthouses are moving forward from the site preparation stage to the construction phase. A ground breaking ceremony for the new Lawrence Court Complex was held on April 13, 1995 on the former site of the Jo-Gal building. The project is scheduled to begin construction in the Fall of 1995. The construction of the new downtown Boston trial courthouse, to be located at New Chardon Street, has been bid and is scheduled to begin in September 1995.

Construction of the expansion and renovation of the Dorchester Trial Court began this month. The Court is scheduled to be relocated to temporary space in the leased Annex at 450 Washington Street by the beginning of June.

The Court Facilities Unit has completed a report on the courthouses, caseloads and demographics of Middlesex County to assist the Trial Court in delivering a service delivery master plan for the County. Based on a service delivery plan identified by the Trial Court, the Unit will complete studies for the Middlesex Probate & Family Court, the Lowell Courts, and other facility needs in the County.

BARNSTABLE COUNTY

Falmouth Trial Court: The establishment of a temporary Falmouth Trial Court in the Falmouth National Guard Armory is on schedule. Arthur Building Systems has begun manufacturing of the leased modular units that will provide courtroom and detention areas has begun. The National Guard has awarded the contract for the construction of life safety and code related improvements to the Armory building. The general contractor is ARCON Builders, Inc. of Westborough, MA. Scheduled occupancy of the temporary court is July, 1995.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.1 million renovation of the former Durfee School for court use. The 63,000 square foot building will house the Juvenile, Probate & Family and Housing Courts and is scheduled for completion in the Fall of 1995.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext 393

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates is scheduled to complete the design for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library in June 1995. Construction of the new facility is scheduled to begin in the Fall of 1995. Demolition of the existing Jo-Gal building is completed and additional investigation of sub-surface conditions has been completed. The total project cost for the new building, including site clean-up and demolition, is estimated at $29.3 million.

MIDDLESEX COUNTY

Middlesex County Master Plan: At the request of the Trial Court, the Court Facilities Unit has completed an analysis of case load, demographic trends and the capacity of existing courthouses in an effort to develop a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: DCPO is examining ways to vacate the building during construction. The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is scheduled to be completed by Drummey Rosane Anderson, Inc. in July 1995. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.85 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth is proceeding with acquisition of a 1.67 acre parcel on Long Pond Road for the new facility. The county owned property is near Route 3 and adjacent to the new House of Correction and the Plymouth Police Station (now under construction). The new facility would provide space for the District, Superior and Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. The Housing Court does not currently run a session in Plymouth.

Brockton Trial Court: The firm of DiNisco Kretsch and Associates has underway a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton. The study is scheduled for completion in the Summer of 1995.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. has completed the installation of electrical distribution system to provide electrical capacity for unit air-conditioners, computers and desktop devices in the Old (Historic) courthouse.

- Building Exterior - TLT Construction Corp. has substantially completed work on the exterior cleaning and repair of the Old (Historic) Courthouse.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-Rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.85 million.

- Heating System - The replacement of the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers is underway by Flaherty Company of

Newton. The completion date is scheduled for January of 1996. The estimated total project cost is $1.74 million.

- Unit Ventilator Repair - Bids are being received for the repair of almost 200 unit ventilators in the high-rise. Repairs that will increase fresh air in the building will be completed this summer.

- New Court Facility at New Chardon Street - The architectural firm of Kallmann McKinnell & Wood has completed the design of the New Suffolk Court Facility at New Chardon Street. The building will provide 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Modern Continental Construction of Cambridge has nearly completed construction of phase one, including site preparation and contaminated soil removal. Bids for construction of the new building are scheduled to be received in June 1995 and construction is scheduled to begin in September 1995. Construction of the building is scheduled to take approximately 26 months.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied with the firm of CBT.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Fall of 1995. The total project cost for design and construction is estimated at $5.48 million.

- Chelsea Trial Court: The Commonwealth and the City of Chelsea continue to work together to assemble a suitable site for the new courthouse. The total estimated project cost of the new courthouse is $12.98 million, including land costs.

- Dorchester Trial Court: Peabody Construction of Braintree has begun construction of the full renovation and expansion of the courthouse. The courthouse will be vacated in June. The design plans call for an expansion to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions will be located in the Dorchester Annex and adjacent temporary trailers to be provided by the General Contractor during the construction period. Jury sessions have already been moved to the West Roxbury Trial Court. The total estimated project cost is $16.3 million. Completion is scheduled for the Fall of 1996.

- Roxbury Trial Court: TLT Construction has near completion a phased renovation and expansion of the Roxbury Trial Court. Final completion of the project is scheduled for late June 1995. The total estimated project cost is $9.47 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is scheduled to be completed in July 1995 by Basnight, Buckingham & Partners, Inc. To minimize disruption to the court, DCPO is exploring how to vacate the building during construction. The estimated total project cost is $5.91 million.

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 9 state owned courthouses. A study has begun on handicapped access improvements to the County-owned Northampton Courthouse that will be funded by a separate state appropriation.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer Trial Court:		
• Systems Improvements	Construction	Spring 1994-Summer 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Summer 1995
Concord Trial Court:		
• Site Repairs	Construction	Spring 1994-Summer 1995
• Systems Improvements	Construction	Spring 1994-Summer 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Summer 1995
• Electrical Wiring Replacement	Study	Spring 1996
Framingham Trial Court:		
• Ground Water Remediation	Construction	Spring 1994-Summer 1996
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
• Children's Center	Design	Spring 1996
Lowell Trial Court:		
• Systems Improvements	Design	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Design	Winter 1996-Winter 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Winter 1996
Marlborough Trial Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Northampton (county owned):		
• Handicapped Access Improvements	Study	Spring 1996
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Fall 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Fall 1996
Waltham Trial Court:		
• Systems Improvements	Design	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Design	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Design	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Design	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $52.8 million.

Project	*Total Project Cost*
Ayer District Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton District Courts • Exterior Repair and Renovations	$228,188
Brockton District Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown District Court • Roof, Life Safety • Detention Upgrade	$312,677
Dedham Superior Court • New Courtroom	$176,408
Dorchester District Court • Life Safety	$312,677
East Boston District Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Roof Repairs • Priority Repairs	$69,798
Framingham District Court • Site Improvements • Emergency Gas Conversion • Roof Replacement • Jury Space Improvements	$316,895
Haverhill District Court • Renovate Detainee Area	$145,265
Lawrence District Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell District Court • Electrical Upgrade • Windows, Doors	$292,557

Project	*Total Project Cost*
Marlborough District Court • Windows, Roof	$168,179
Malden District Court • Roof Replacement	$90,957
Newburyport District Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,097,324
Somerville District Court • HVAC Improvements	$244,809
South Boston District Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator • Service Elevator • Heating Distribution	$8,484,032
Waltham District Court • Site Improvements	$168,179
West Roxbury District Court • Exterior Repair and Renovations • Comprehensive Renovation/Expansion	$8,557,271
Western Worcester District Court	$7,575,733
Lighting Retrofits • Marlborough District Court • Newton District Court • Somerville District Court • Waltham District Court • Woburn District Court	$11,495

Project	*Total Project Cost*
Asbestos Removal • Ayer District Court • Brighton District Court • Charlestown District Court • Dedham Probate Court • East Boston District Court • Framingham District Court • Lowell District Court • Marlborough District Court • Suffolk County Courthouse Elevator Shafts • Somerville District Court • South Boston District Court (Phase I &II) • Suffolk County Courthouse Heating Plant • Suffolk County Courthouse Juvenile Detention • Suffolk County Courthouse Old & New Buildings • Waltham District Court • Woburn District Court	$575,550
TOTAL (No county funded project costs included)	**$52,818,816**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy District Court-Roofs	$171,331
• Northampton District Court Holding Cells	$304,341
• Northhampton Hall of Records-Roof	$643,841

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Massachusetts Courthouse Improvement Program
Project Update

GOVERNMENT DOCUMENTS
COLLECTION
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August 1995
Number 26

Several milestone events have occurred since May, 1995. Governor Weld filed a $583 million bond bill for additional courthouse improvements in July. The bill will authorize projects throughout the state, including construction of a new courthouse in Plymouth, construction of a Worcester County Courthouse Complex, completing reconstruction of the Suffolk County Courthouse, construction of courts in Middlesex County, construction of a new courthouse in Falmouth and construction of a new courthouse in North Adams. Highlights of the courthouse plan include:

- $538 million for the acquisition, design, construction, repair and renovation of Commonwealth-owned courthouses;
- a provision allowing counties and municipalities to render their courthouses eligible for monies from this $538 million pool by transferring them to the Commonwealth by the year 2000; and
- $45 million for the remediation of life safety code violations and for the repair of detention facilities in courthouses owned by the Commonwealth, counties and municipalities.

The general bids for the New Chardon Street Courthouse were received on August 10, 1995. The apparent qualified low bidder is a joint venture between Dimeo Construction of Providence, RI and O'Connor Construction of Boston, MA. Construction of the building is scheduled to begin on the prepared site in the Fall of 1995.

The construction of a temporary Falmouth Trial Court, located in the National Guard Armory, was completed at the end of June. The court was established in a record 6 months by the cooperative efforts of DCPO, the Trial Court and the National Guard.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.4 will house the Juvenile, Probate & Family and Housing Courts and is scheduled for completion in the Spring of 1996.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates is scheduled to complete the design for a new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library in the Fall of 1995. Construction of the new facility is scheduled to begin in the Winter of 1995. Demolition of the existing Jo-Gal building is completed and additional investigation of sub-surface conditions has been completed. The total project cost for the new building, including site clean-up and demolition, is estimated at $30 million.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: DCPO is examining ways to vacate the building during construction. The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is currently on hold. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior and Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. The Housing Court does not currently run a session in Plymouth. DCPO is undertaking an analysis of the feasibility of utilizing adjacent county land for parking and is updating the program study for the new building.

Brockton Trial Court: The firm of DiNisco Design Partnership has underway a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton. The study is scheduled for completion in the Fall of 1995.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Electrical Distribution - Levangie Electrical Inc. has completed the installation of electrical distribution system to provide electrical capacity for unit air-conditioners, computers and desktop devices in the Old (Historic) courthouse.

- Building Exterior - TLT Construction Corp. has substantially completed work on the exterior cleaning and repair of the Old (Historic) Courthouse. The architectural firm of Childs Bertman Tseckares is preparing a study of the additional work needed to complete the exterior improvements to the High-Rise building. The study is scheduled to be completed in September, 1995.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-Rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million.

- Heating System - The replacement of the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers is underway by Flaherty Company of Newton. The completion date is scheduled for January of 1996. The estimated total project cost is $1.95 million.

- Unit Ventilator Repair - Work is near complete on the rehabilitation of almost 200 unit ventilators and radiators in the high-rise. Phase I repairs to activate the unit ventilators were completed in July. Phase II repairs to the heating controls unit will be completed in September.

- New Court Facility at New Chardon Street - The apparent qualified low bidder for the project is a joint venture between Dimeo Construction of Providence, RI and O'Connor Construction of Boston, MA. The building will provide 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Modern Continental Construction of Cambridge has completed construction of phase one, including site preparation and contaminated soil removal. Construction of the building is scheduled to begin in the Fall with the demolition of the Langone Funeral Home and take approximately 30 months to complete.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the $583 million bond bill for courthouse improvements recently filed by Governor Weld.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Winter of 1996. The total project cost for design and construction is estimated at $5.51 million.

- Chelsea Trial Court: The Commonwealth is proceeding with assistance of the Massachusetts Government Land Bank to assemble a site bounded by Broadway and Williams Street for the new courthouse. The total estimated project cost of the new courthouse is $11.4 million, including land costs. The architectural firm of Schwartz Silver is proceeding with completion of the design of the building.

- Dorchester Trial Court: Peabody Construction of Braintree has begun construction of the full renovation and expansion of the courthouse. The existing building will be expanded to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.0 million. Completion is scheduled for the Summer of 1996.

- Roxbury Trial Court: TLT Construction is nearing completion of a phased renovation and expansion of the Roxbury Trial Court. Final completion of the project is scheduled for early September 1995. The total estimated project cost is $9.53 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is currently on hold. To minimize disruption to the court, DCPO is exploring how to vacate the building during construction. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 9 state owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer Trial Court:		
• Systems Improvements	Construction	Spring 1994-Fall 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Fall 1995
Concord Trial Court:		
• Site Repairs	Construction	Spring 1994-Fall 1995
• Systems Improvements	Construction	Spring 1994-Fall 1995
• Handicapped Access/Holding Cells	Construction	Spring 1994-Fall 1995
• Electrical Wiring Replacement	Study	Summer 1996
Framingham Trial Court:		
• Ground Water Remediation	Construction	Spring 1994-Summer 1996
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
• Children's Center	Design	Spring 1996
Lowell Trial Court:		
• Systems Improvements	Design	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Design	Winter 1996-Winter 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Winter 1996
Marlborough Trial Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Northampton (county owned):		
• Handicapped Access Improvements	Study	Summer 1996
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Fall 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Fall 1996
Waltham Trial Court:		
• Systems Improvements	Bid for Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Bid for Construction	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Bid for Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Bid for Construction	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $54.8 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Roof, Life Safety • Detention Upgrade	$312,677
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Roof Repairs • Priority Repairs	$69,798
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Site Improvements • Emergency Gas Conversion • Roof Replacement • Jury Space Improvements	$316,895
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557

Project	*Total Project Cost*
Marlborough Trial Court • Windows, Roof	$168,179
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,097,324
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator • Service Elevator • Heating Distribution	$8,484,032
Waltham Trial Court • Site Improvements	$168,179
West Roxbury Trial Court • Exterior Repair and Renovations • Comprehensive Renovation/Expansion	$8,557,271
Western Worcester Trial Court	$7,575,733
Lighting Retrofits • Marlborough Trial Court • Newton Trial Court • Somerville Trial Court • Waltham Trial Court • Woburn Trial Court	$11,495

Project	*Total Project Cost*
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$54,800,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFU General Use/PUpdate/AUG95

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

November 1995
Number 27

On October 19, 1995, Governor Weld made history by breaking ground at the site for the new Massachusetts Trial Court at New Chardon Street, which is a 425,000 square foot courthouse that will provide facilities for the Juvenile Court, Probate & Family Court, Housing Court, Land Court and the Registry of Deeds. The event was attended by Supreme Judicial Court Chief Justice Paul J. Liacos, DCPO Commissioner Lark Jurev Palermo and Chief Justice for Administration and Management John J. Irwin, Jr. Other state, city, and court officials along with many business and community leaders took part in the ceremony. Construction commenced with the demolition of the Langone Funeral Home building in late October. The new courthouse is scheduled to be completed in the Spring of 1998.

Governor Weld signed legislation for the construction of a new $35,000,000 Brockton Trial Court and a new $21,000,000 Taunton Trial Court. Sites for both courts will need to be acquired by the Commonwealth before final design can commence. The request for proposals process will begin in December for the Brockton Trial Court. The program study has been completed for the Taunton Trial Court and the request for proposals process is scheduled for the Winter of 1996.

The bids for the New Lawrence Judicial Complex were received on November 22, 1995. The construction is scheduled to begin in the Spring of 1996.

The $583 million bond bill for additional courthouse improvements filed by Governor Weld on July 17th, 1995, was reported out of committee favorably by the Committee on Counties on October 13, 1995 and is now in the House Ways & Means Committee. Passage of the bill is anticipated in early 1996.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.4 million renovation of this new court facility, which will house the Juvenile, Probate & Family and Housing Courts and is scheduled for completion in the Winter of 1996.

Taunton Trial Court: Governor Weld signed legislation that will allow for the construction of a $21,000,000 new Taunton Trial Court. A program study was completed in October of 1993 by DiNisco Kretsch and Associates, Inc. A site has to be acquired by the Commonwealth prior to initiating a final design. DCPO will determine the availability of publicly owned sites and, as needed, issue an RFP for privately owned sites in the Winter of 1996.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

ESSEX COUNTY

Lawrence Court Complex: Leers, Weinzapfel Associates has completed the design for a new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library. Construction bids have been received and contract award is scheduled for December. Construction of the new facility is scheduled to begin in the Spring of 1996. The total project cost for the new building, including site clean-up and demolition, is estimated at $31.3 million.

FRANKLIN COUNTY

Franklin County Master Plan: The development of a master plan for the county-owned court facilities of Franklin County has begun. The master plan will achieve the following goals: determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for the court program.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending a plan for vacating the building during the construction period. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior, Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. No space is available to operate a needed Housing Court session in Plymouth. DCPO is undertaking an analysis of the feasibility of utilizing adjacent county land for parking and is updating the program study for the new building.

Brockton Trial Court: The Governor has signed legislation that appropriates for a $35,000,000 for a new Brockton Trial Court. DCPO is preparing a request for proposals for a site for the new courthouse to be advertised in December, 1995. The firm of DiNisco Design Partnership has near completion a study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - TLT Construction Corp. has substantially completed work on the exterior cleaning and repair of the Old (Historic) Courthouse. The architectural firm of Childs Bertman Tseckares is preparing a study of the additional work needed to complete the exterior improvements to the High-rise building. The study is scheduled to be completed in December, 1995.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million.

- Heating System - The replacement of the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers is underway by Flaherty Company of Newton. The completion date is scheduled for January, 1996. The estimated total project cost is $1.95 million.

- Unit Ventilator Repairs - Work is near completion on the rehabilitation of almost 200 unit ventilators and radiators in the high-rise. Phase I repairs to activate the unit ventilators were completed in July. Phase II repairs to the heating controls unit will be completed in November, 1995.

- Floor Pressurization Project - The study and design is underway to develop the scope of work to modify several floors in the High-rise to create uniform positive pressurization. Occupied spaces will be separated from the elevator lobbies by this project. Design is scheduled to be completed in January, 1996.

- New Court Facility at New Chardon Street - The General Contractor for the project is a joint venture between Dimeo Construction of Providence, RI and O'Connor Construction of Boston, MA. The building will provide 425,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. Construction of the building has begun and the demolition of the Langone Funeral Home has been completed. Construction is scheduled to be completed in the Spring of 1998.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the $583 million bond bill for courthouse improvements recently filed by Governor Weld.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in the Winter of 1996. The total project cost for design and construction is estimated at $5.51 million.

- Chelsea Trial Court:. The Massachusetts Government Land Bank is proceeding on the assembling the site bounded by Broadway and Williams Street for the new courthouse. The City of Chelsea has voted to convey three city-owned parcels and Cherry Street to the Commonwealth. The total estimated project cost of the new courthouse is $11.4 million, including land acquisition costs. The architectural firm of Schwartz/Silver is proceeding with completion of design of the new building.

- Dorchester Trial Court: Peabody Construction of Braintree has begun construction of the full renovation and expansion of the courthouse. The existing building will be expanded to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.0 million. Completion is scheduled for the Summer of 1996.

- Roxbury Trial Court: TLT Construction is nearing completion of a phased renovation and expansion of the Roxbury Trial Court. Final completion of the project is scheduled for January, 1996. The total estimated project cost is $9.53 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending a plan for vacating the building during the construction period. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 9 state owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
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• Systems Improvements	Construction	Spring 1994-Winter 1996
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• Site Repairs	Construction	Spring 1994-Winter 1996
• Systems Improvements	Construction	Spring 1994-Winter 1996
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1996
• Electrical Wiring Replacement	Design	Fall 1996
Framingham Trial Court:		
• Ground Water Remediation	Construction	Spring 1994-Summer 1996
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
• Children's Center	Design	Summer 1996
Lowell Trial Court:		
• Systems Improvements	Design	Winter 1996-Spring 1997
• Handicapped Access/Holding Cells	Design	Winter 1996-Spring 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Winter 1996
Marlborough Trial Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Northampton (county owned):		
• Handicapped Access Improvements	Study	Summer 1996
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Winter 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Winter 1996
Waltham Trial Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Woburn Trial Court:		
• Systems Improvements	Bid for Construction	Spring 1996-Summer 1997
• Handicapped Access/Holding Cells	Bid for Construction	Spring 1996-Summer 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $54.7 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton Trial Court • Exterior Repair and Renovations	$228,188
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Charlestown Trial Court • Roof, Life Safety • Detention Upgrade	$312,677
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Roof Repairs • Priority Repairs	$69,798
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Site Improvements • Emergency Gas Conversion • Roof Replacement • Jury Space Improvements	$316,895
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557

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Malden Trial Court	$90,957
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Newburyport Trial Court	$12,097,324
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• Access Modifications	
• Pumphouse Renovation	
Somerville Trial Court	$244,809
• HVAC Improvements	
South Boston Trial Court	$841,300
• Life Safety	
• Roof Replacement	
• Repairs to Exterior Facade	
• Windows	
Suffolk County Courthouse: Various Renovations	$10,323,741
• AC/DC Power Conversion	
• Fire Damaged Windows	
• Repairs at Stairway	
• Superior Court Detention Area	
• Juvenile Court/CHINS Office	
• Appeals Court Renovation	
• Juvenile Court Detention	
• Elevators	
• Primary Electrical and Emergency Generator	
• Electrical Distribution - Historic	
• Service Elevator	
• Heating Distribution	
Waltham Trial Court	$168,179
• Site Improvements	
West Roxbury Trial Court	$8,557,271
• Exterior Repair and Renovations	
• Comprehensive Renovation/Expansion	
Western Worcester Trial Court	$7,575,733
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	

Project	*Total Project Cost*
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$54,700,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFU General Use/PUpdate/NOV95

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MASS. AP 26.3: 28

Massachusetts Courthouse Improvement Program
Project Update

GOVERNMENT DOCUMENTS COLLECTION
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February 1996
Number 28

Before the new year, two counties voted to transfer courthouses to the Commonwealth. On December 2, 1995, the Essex County Advisory Board voted to turn over eight courthouses to the Commonwealth. The courthouses include: District Courts in Haverhill, Lawrence, Lynn, Peabody and Salem; Superior Courts in Newburyport and Salem; and the Probate & Family Court in Salem. In late December, the Worcester County Commissioners voted to transfer to the Commonwealth the Downtown Worcester Court Complex, which houses the District, Superior, Probate & Family and Housing Courts. The transfers of the 9 courthouses will be effective July, 1996.

The construction contract for the new Lawrence Trial Court was awarded to R.W. Granger and Sons, who recently completed construction of the Western Worcester Trial Court. Construction is underway and will be in full swing by early March.

The $583 million bond bill for additional courthouse improvements that was filed by Governor Weld on July 17, 1995, is in the House Ways and Means Committee awaiting a hearing date for this Spring. Passage of the bill is anticipated this year.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has underway the $15.4 million renovation of this new court facility, which will house the Juvenile, Probate & Family and Housing Courts and is substantially complete.

Taunton Trial Court: Governor Weld signed legislation in November, 1995 that will allow for the construction of a $21,000,000 new Taunton Trial Court. The program study for the new facility for the District and Probate & Family Courts is complete. A site will be acquired by the Commonwealth prior to initiating a final design. Taunton legislators have filed amendments to the authorizing legislation that will allow DCPO to utilize the power of eminent domain to acquire a site and allow DCPO to utilize the design/build method of implementing the project.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library has begun. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in Winter of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee is being established to assist DCPO and the Trial Court in the development of a master plan for the county-owned court facilities of Franklin County. The master plan will achieve the following goals: determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for the court program.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending a plan for vacating the building during the construction period. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior, Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. No space is available to operate a needed Housing Court session in Plymouth. DCPO is undertaking an analysis of the feasibility of utilizing adjacent county land for parking and is updating the program study for the new building.

Brockton Trial Court: Proposals were received on January 17, 1996 for the site of the new courthouse. At the end of February, the DCPO Commissioner designated a site located in downtown Brockton on a block bounded by Main Street, Belmont Street, Clinton Avenue and West Elm Street. Most of the site will be acquired by eminent domain. The firm of DiNisco Design Partnership has completed the study to determine the facility needs of the District, Probate and Family, Juvenile and Housing Courts in Brockton and is now preparing a Request for Proposals for Design/Build services. The RFP is scheduled to be issued in early June, 1996.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - TLT Construction Corp. has substantially completed work on the exterior cleaning and repair of the Old (Historic) Courthouse. The architectural firm of Childs Bertman Tseckares has completed a study of the additional work needed on the exterior of the High-rise building. The recommended work includes critical work necessary to weatherproof the building prior to the 1996/1997 winter season.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million.

- Heating System - The replacement of the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers is now completed by Flaherty Company of Newton. The total project cost is $1.95 million.

- Unit Ventilator Repairs - Work is completed on the rehabilitation of almost 200 unit ventilators and radiators in the High-rise.

- Floor Pressurization Project - The study has been completed on modifications to several floors in the High-rise to create uniform positive pressurization. Occupied spaces will be separated from the elevator lobbies on 5 floors by this project. Design is now underway and is scheduled to be completed in April of 1996.

- New Court Facility at New Chardon Street - Pile driving is completed for the new 425,000 square foot building for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the State Land Court, and the Registry of Deeds. The General Contractor for the project is a joint venture between Dimeo Construction of Providence, RI and O'Connor Construction of Boston, MA. Construction is scheduled to be completed in the Spring of 1998.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the $583 million bond bill for courthouse improvements recently filed by Governor Weld. Discussions with the General Services Administration are progressing over the use of the existing Federal Courthouse by the courts so that the Pemberton Square complex can be vacated during its complete renovation.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Summer of 1996. The total project cost for design and construction is estimated at $5.68 million.

- Chelsea Trial Court:. The Massachusetts Government Land Bank is proceeding on the assembling the site bounded by Broadway and Williams Street for the new courthouse. The City of Chelsea has voted to convey three city-owned parcels and Cherry Street to the Commonwealth. The total estimated project cost of the new courthouse is $14.3 million, including land acquisition costs. The architectural firm of Schwartz/Silver is proceeding with completion of design of the new building in late Spring of 1996.

- Dorchester Trial Court: Peabody Construction of Braintree has begun construction of the full renovation and expansion of the courthouse. The existing building will be expanded to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.3 million. Completion is scheduled for the Fall of 1996.

- Roxbury Trial Court: TLT Construction is nearing completion of a phased renovation and expansion of the Roxbury Trial Court. Final completion of the project is scheduled for the Spring of 1996. The total estimated project cost is $10 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending a plan for vacating the building during the construction period. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: In December 1995, the Worcester County Commissioners voted to transfer this facility to the Commonwealth. The transfer will be effective July, 1996. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 9 state owned courthouses and 2 county owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Ayer Trial Court:		
• Systems Improvements	Construction	Spring 1994-Winter 1996
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1996
Concord Trial Court:		
• Site Repairs	Construction	Spring 1994-Winter 1996
• Systems Improvements	Construction	Spring 1994-Winter 1996
• Handicapped Access/Holding Cells	Construction	Spring 1994-Winter 1996
• Electrical Wiring Replacement	Design	Winter 1996
Framingham Trial Court:		
• Ground Water Remediation	Construction	Spring 1994-Summer 1996
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
• Children's Center	Design	Winter 1996
Lowell Trial Court:		
• Systems Improvements	Design	Summer 1996-Summer 1997
• Handicapped Access/Holding Cells	Design	Summer 1996-Summer 1997
Lynn Trial Court:		
• Holding Cells	Design	Summer 1996-Spring 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Winter 1996
Marlborough Trial Court:		
• Systems Improvements	Construction	Winter 1995-Winter 1996
• Handicapped Access/Holding Cells	Construction	Winter 1995-Winter 1996
Northampton (county owned):		
• Handicapped Access Improvements	Design	Winter 1996
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Winter 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Winter 1996
Waltham Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $54.7 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Office Space Improvements	$105,377
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Roof, Life Safety • Detention Upgrade	$312,677
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Roof Repairs • Priority Repairs	$69,798
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Site Improvements • Emergency Gas Conversion • Roof Replacement • Jury Space Improvements	$316,895
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557

Project	*Total Project Cost*
Marlborough Trial Court • Windows, Roof	$168,179
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • New Consolidated Newburyport/Amesbury Court • Access Modifications • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Roof Replacement • Repairs to Exterior Facade • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINS Office • Appeals Court Renovation • Juvenile Court Detention • Elevators • Primary Electrical and Emergency Generator • Electrical Distribution - Historic • Service Elevator • Heating Distribution	$10,323,741
Waltham Trial Court • Site Improvements	$168,179
West Roxbury Trial Court • Exterior Repair and Renovations • Comprehensive Renovation/Expansion	$8,387,555
Western Worcester Trial Court	$7,575,632
Lighting Retrofits • Marlborough Trial Court • Newton Trial Court • Somerville Trial Court • Waltham Trial Court • Woburn Trial Court	$11,495

Project *Total Project Cost*

Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$54,700,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFU General Use/PUpdate/FEB96

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

May 1996
Number 29

The bond bill for additional courthouse improvements that was filed by Governor Weld on July 17, 1995, is being considered by the House. The House Ways and Means version of the bond bill includes $652 million for court projects. Passage of the bill is anticipated this summer.

Despite harsh weather, substantial progress continues to be made on the construction of the new Massachusetts Trial Court at New Chardon Street. Structural steel will be erected in June and the building will begin to rise above street level and take its place in Boston's skyline.

Several repair projects have been completed since February. The replacement of the old high pressure oil-fired boilers with efficient low pressure gas-fired boilers at the Suffolk County Courthouse is now complete. Repairs to building systems and improvements to the holding cells and handicapped access at Ayer, Concord, Framingham and Marlborough Trial Courts have also been completed.

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): J.T. Callahan & Sons has completed the $15.4 million renovation of this new court facility, which will house the Juvenile, Probate & Family and Housing Courts.

Taunton Trial Court: Governor Weld signed legislation in November, 1995 that will allow for the construction of a $21,000,000 new Taunton Trial Court. The program study for the new facility for the District and Probate & Family Courts is complete. A site will be acquired by the Commonwealth prior to initiating final design. Taunton legislators have filed amendments to the authorizing legislation that will allow DCPO to utilize the power of eminent domain to acquire a site and to utilize the design/build method to implement the project.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is 10% complete. Foundation walls are near completion and construction of underground utilities are well underway. The total project cost for the new building,

including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in the Summer of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee, established to assist DCPO and the Trial Court in the development of a master plan for the court facilities of Franklin County, has begun meeting regularly. The master plan will determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for the centrally located Justice Center.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending a plan for vacating the building during the construction period. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior, Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. No space is available to operate a needed Housing Court session in Plymouth. DCPO has completed an analysis of the feasibility of utilizing adjacent county land for parking and is updating the program study for the new building.

Brockton Trial Court: DCPO has designated a site located in downtown Brockton on a block bounded by Main Street, Belmont Street, Clinton Avenue and West Elm Street for the new courthouse for the District, Probate and Family, Juvenile and Housing Courts. Investigation of subsurface conditions and the existing buildings is near completion. Appraisals are underway and DCPO will be preparing a relocation plan for the occupied properties next month. DCPO plans to acquire most of the site by eminent domain this Summer. The firm of DiNisco Design Partnership is preparing a Request for Proposals for Design/Build services scheduled to be issued in June, 1996.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - The firm of SEA has underway design for work necessary to weatherproof the north wall prior to the 1996/1997 winter season.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million. Improvements are expected to be completed this Summer.

- Floor Pressurization Project - Design is near completion for renovations to separate occupied spaces from the elevator lobbies of five floors of the High-rise to create uniform positive pressurization. Construction is scheduled to begin in June, 1996.

- Massachusetts Trial Court at New Chardon Street - The pile foundations for the building are now complete and the contractor, Dimeo/O'Connor a joint venture firm, is proceeding to construct the concrete floors and walls of the basement garage level. Along New Chardon Street, the contractor has advanced the construction of a portion of the floors and walls of the first floor of the building. The steel frame for the building's upper floors is scheduled to be delivered to the site in mid-June with erection of the steel to begin immediately. The 425,000 square foot courthouse will be completed in the Spring, 1998.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the bond bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Fall of 1996. The total project cost for design and construction is estimated at $5.68 million.

- Chelsea Trial Court:. The Massachusetts Government Land Bank is scheduled to assemble the site bounded by Broadway and Williams Street for the new courthouse in June, 1996. The total estimated project cost of the new courthouse is $15.3 million, including land acquisition costs. DCPO is scheduled to demolish the existing buildings on the courthouse site this Summer to prepare for the construction of the courthouse. The architectural firm of Schwartz/Silver is scheduled to complete design of the new building in the Summer of 1996.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.3 million. Completion is scheduled for the Winter of 1996.

- Roxbury Trial Court: TLT Construction is nearing completion of a phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending a plan for vacating the building during the construction period. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: In December 1995, the Worcester County Commissioners voted to transfer this facility to the Commonwealth. The transfer will be effective July, 1996. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 7 state owned courthouses and 2 county owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Winter 1996
Framingham Trial Court:		
• Children's Center	Design	Winter 1996
Lowell Trial Court:		
• Systems Improvements	Construction	Summer 1996-Summer 1997
• Handicapped Access/Holding Cells	Construction	Summer 1996-Summer 1997
Lynn Trial Court (county owned):		
• Holding Cells	Design	Summer 1996-Spring 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Summer 1996
Northampton (county owned):		
• Handicapped Access Improvements	Design	Winter 1996
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Summer 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Summer 1996
Waltham Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $71.8 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Priority Repairs • Roof Repairs	$69,798
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Heating Distribution • Juvenile Court/CHINS Office • Juvenile Court Detention • Primary Electrical and Emergency Generator • Repairs at Stairway • Service Elevator • Superior Court Detention Area • Unit Ventilator Repairs	$24,213,176
Waltham Trial Court • Site Improvements	$168,179

Project	*Total Project Cost*
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$71,800,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFUGenUse/PUpdate/May96

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

August 1996
Number 30

Accompanied by the Durfee School Marching Band, the Governor, DCPO Commissioner Lark Jurev Palermo, Supreme Judicial Court Chief Justice Liacos, Chief Justice for Administration and Management Irwin, local elected officials, judges and alumni of the Durfee School celebrated the rededication of the former B.M.C. Durfee School as a Trial Court on August 23, 1996. The fully renovated building, originally constructed in 1886, provides courtrooms and administrative space for the Probate and Family, Juvenile and Housing Courts and a Trial Court Law Library.

In spite of the efforts of the Administration, the Judiciary and a well organized coalition of bar, business and community leaders, the legislature failed to enact the Court Bond Bill by the end of July. The bill would have provided capital funds to upgrade court facilities in nearly every county and continue the progress DCPO and the Judiciary have made since 1988 to upgrade courthouses. Delay of the passage of this bill is viewed as a major setback to the progress made on court projects in Worcester, Plymouth and downtown Boston. Projects for these courthouses, as well as the major renovations planned for the South Boston and Newton Trial Courts and the creation of a Children's Center in the Framingham Trial Court, have been placed on hold until a new court bond bill passes.

Readers of this newsletter are encouraged to contact their legislators to press for enactment should the legislature reconvene this fall to address urgent matters. Passage of the Court Bond Bill in an emergency session this fall or early in the session beginning in January, 1997 is a top priority of the Administration and the Judiciary.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: Governor Weld signed legislation in November, 1995 that will allow for the construction of a $21,000,000 new Taunton Trial Court. The program study for the new facility for the District and Probate & Family Courts is complete. A site will be acquired by the Commonwealth prior to initiating final design. Legislation was passed that will allow DCPO to utilize the power of eminent domain to acquire a site and to utilize the design/build method to implement the project.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is 20% complete. Foundation walls are complete and construction of underground utilities are substantially complete. The erection of structural steel is now complete. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee, established to assist DCPO and the Trial Court in the development of a master plan for the court facilities of Franklin County, has begun meeting regularly. The master plan will determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for the centrally located Justice Center. Drummey Rosane Anderson, Inc. has been selected as the architectural firm to assist in this process.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending passage of a new Court Bond Bill. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior, Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. No space is available to operate a needed Housing Court session in Plymouth. DCPO has completed an analysis of the feasibility of utilizing adjacent county land for parking and is updating the program study for the new building.

Brockton Trial Court: DCPO has designated a site located in downtown Brockton on a 4.3 acre block bounded by Main Street, Belmont Street, Clinton Avenue and West Elm Street for the new courthouse for the District, Probate and Family, Juvenile and Housing Courts. Investigation of subsurface conditions and the existing buildings is complete. Offers made for the properties based upon appraised values were not accepted by the owners of the sites. Therefore, an order of taking for the entire site was recorded on August 16, 1996. The Request for Proposals for design/build services was issued on July 10, 1996 and proposals are due to DCPO on September 30, 1996.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - The firm of SEA has completed the design and the construction contract has been awarded to Chapman Waterproofing for work necessary to weatherproof the north wall as well as some remaining work to weatherproof the south and east facade prior to the 1996/1997 winter season.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million. Improvements are expected to be completed this Fall.

- Floor Pressurization Project - Design is complete for renovations to separate occupied spaces from the elevator lobbies of five floors of the High-rise to create uniform positive pressurization. Construction is 90% complete by the firm E.A. Colangeli Construction and is scheduled to be completed this September.

- Massachusetts Trial Court at New Chardon Street - The pile foundations for the building are now complete and the contractor, Dimeo/O'Connor a joint venture firm, is proceeding to construct the concrete floors and walls of the basement garage level. Along New Chardon Street, the contractor has advanced the construction of a portion of the floors and walls of the first floor of the building. The contractor has begun erecting the steel frame for the building's upper floors. Mechanical duct work, plumbing and electrical work has begun in the basement garage level. The 425,000 square foot courthouse will be completed in the Spring, 1998.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the bond bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Winter of 1996. The total project cost for design and construction is estimated at $6.5 million.

- Chelsea Trial Court:. The Commonwealth of Massachusetts has assembled the site and DCPO has taken ownership of the site bounded by Broadway and Williams Street for the new courthouse in June, 1996. The total estimated project cost of the new courthouse is $15.3 million, including land acquisition costs. DCPO has received bids for the demolition of the existing buildings on the courthouse site and is scheduled to award the contract to Duane Corporation. Demolition of the existing site is scheduled to begin early this Fall. The architectural firm of Schwartz/Silver is scheduled to complete design of the new building for bidding in the Fall of 1996.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.3 million. Completion is scheduled for the Spring of 1997.

- Roxbury Trial Court: TLT Construction is completing the punchlist work on the phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10.1 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending passage of a new Court Bond Bill. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: In December 1995, the Worcester County Commissioners voted to transfer this facility to the Commonwealth. The transfer is now in effect as of July, 1996. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is preparing information on design and development options that will meet the program goals of DCPO and the Trial Court.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 7 state owned courthouses and 2 county owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Winter 1996
Framingham Trial Court:		
• Children's Center	Design	Winter 1996
Lowell Trial Court:		
• Systems Improvements	Construction	Summer 1996-Summer 1997
• Handicapped Access/Holding Cells	Construction	Summer 1996-Summer 1997
Lynn Trial Court (county owned):		
• Holding Cells	Design	Summer 1996-Spring 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Summer 1996
Northampton (county owned):		
• Handicapped Access Improvements	Design	Winter 1996-Spring 1997
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Summer 1996
• Handicapped Access/Holding Cells	Construction	Fall 1994-Summer 1996
Waltham Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $86.7 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Heating Distribution • Juvenile Court/CHINS Office • Juvenile Court Detention • Primary Electrical and Emergency Generator • Repairs at Stairway • Service Elevator • Superior Court Detention Area • Unit Ventilator Repairs	$24,213,176
Waltham Trial Court • Site Improvements	$168,179

Project	*Total Project Cost*
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$86,700,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFUGenUse/PUpdate/Aug96

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

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DOCUMENTS COLLECTION
MAR 2 1997
UNIVERSITY OF MASSACHUSETTS
AMHERST, MA

November 1996
Number 31

On October 25, 1996, the official ground-breaking ceremony for the New Chelsea Trial Court paved the way for construction of the new courthouse in a community that had its old courthouse condemned in 1992. Many political, court, business and civic leaders were on hand to launch this $15.7 million capital investment project in the Chelsea Square area. The new 53,000 square foot courthouse promises to have a direct impact on the downtown area of the city and promote future economic development for a city that is on the rise. The new courthouse will house the district and juvenile courts and have five courtrooms, two of which will be jury equipped. The facility will also have a child care center for court patrons, court administrative offices and state-of-the-art detention facilities. Demolition of the existing site has begun and the new courthouse is scheduled for completion in August of 1998.

Six proposals were received in response to the RFP for A New Brockton Trial Court on October 2, 1996. Proposals are being reviewed and evaluated by the Design/Build Selection Committee appointed by Lark Jurev Palermo, Commissioner of DCPO.

The Governor will re-file the Courts Bond Bill for debate in the next legislative session which commences this January, 1997. Readers of this newsletter are encouraged to contact their legislators to press for enactment of the Court Bond Bill when the legislature reconvenes in January. Passage of the Court Bond Bill early in the upcoming legislative session is a top priority of the Administration and the Judiciary.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: The construction of a $21,000,000 new Taunton Trial Court will utilize eminent domain for site acquisition and the design/build method of project delivery. The Taunton Site Selection Task Force is meeting to assist DCPO in reviewing alternate sites for the new courthouse. DCPO consultants are analyzing proposed site alternatives to establish cost estimates and identify any potential environmental issues.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is 40% complete. The erection of structural steel is now complete. The exterior brick masonry and roofing is underway. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee, established to assist DCPO and the Trial Court in the development of a master plan for the court facilities of Franklin County, has begun meeting regularly. The master plan will determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for the centrally located Justice Center. Drummey Rosane Anderson, Inc. has completed the facility conditions report and will continue to develop a space program for the Greenfield County Courthouse.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, the program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending passage of a new Court Bond Bill. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: The Commonwealth has acquired a 1.67 acre parcel on Long Pond Road for the new facility. The property is near Route 3 and adjacent to the new House of Correction and the newly constructed Plymouth Police Station. The new facility is programmed to provide space for the District, Superior, Juvenile and Housing Courts. The District and Superior Courts share an obsolete and overcrowded facility in downtown Plymouth. The Juvenile Court is located temporarily in the Plymouth Armory. No space is available to operate a needed Housing Court session in Plymouth. The project is pending passage of a new Courts Bond Bill.

Brockton Trial Court: In August, 1996, DCPO assembled and took a site located in downtown Brockton on a 4.3 acre block bounded by Main Street, Belmont Street, Clinton Avenue and West Elm Street for the new courthouse for the District, Probate and Family, Juvenile and Housing Courts. The proposals for design/build services are under review by the Design/Build Selection Committee.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - The firm of SEA has completed the design and the construction contract has been awarded to Chapman Waterproofing for work necessary to weatherproof the north wall as well as some remaining work to weatherproof the south and east facade is 99% complete.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.7 million. Improvements are expected to be completed this Fall.

- Floor Pressurization Project - Design and construction was completed by the firm E.A. Colangeli Construction for renovations to separate occupied spaces from the elevator lobbies of five floors of the High-rise to create uniform positive pressurization.

- Massachusetts Trial Court at New Chardon Street - The pile foundations for the building are now complete and the contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the concrete floors and walls of the basement garage level. The contractor has advanced the construction of the steel shell of the building to the fifth floor. Sixth floor construction and topping off of the building is anticipated before the end of the year. Mechanical duct work, plumbing and electrical work has begun in the basement garage level and first floor. Preparation for construction of the exterior walls has begun. The 425,000 square foot courthouse will be completed in the Spring, 1998.

- Renovation of Suffolk County Courthouse - Options for phasing the complete renovation of the Suffolk County Courthouse are being studied. Design of the project will resume when funding for construction is secured with the passage of the bond bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Winter of 1996. The total project cost for design and construction is estimated at $6.6 million.

- Chelsea Trial Court:. DCPO has received bids for the demolition of the existing buildings on the courthouse site and has awarded the contract to Duane Corporation. Demolition of the existing site has begun and is 50% complete. The architectural firm of Schwartz/Silver is scheduled to complete design of the new building for bidding in December of 1996. The total estimated project cost of the new courthouse is $15.7 million, including land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.3 million. Completion is scheduled for the Spring of 1997.

- Roxbury Trial Court: TLT Construction is completing the punchlist work on the phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10.2 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending passage of a new Court Bond Bill. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: In December 1995, the Worcester County Commissioners voted to transfer this facility to the Commonwealth. The transfer is now in effect as of July, 1996. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. is on hold pending passage of a new Court Bond Bill.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of study, design and construction at 7 state owned courthouses and 2 county owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Winter 1996
Framingham Trial Court:		
• Children's Center	Design	Winter 1996
Lowell Trial Court:		
• Systems Improvements	Construction	Summer 1996-Summer 1997
• Handicapped Access/Holding Cells	Construction	Summer 1996-Summer 1997
Lynn Trial Court (county owned):		
• Holding Cells	Construction	Fall 1996-Summer 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995-Fall 1996
Northampton (county owned):		
• Handicapped Access Improvements	Design	Spring 1997-Summer 1997
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994-Winter 1997
• Handicapped Access/Holding Cells	Construction	Fall 1994-Winter 1997
Waltham Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997
Woburn Trial Court:		
• Systems Improvements	Construction	Winter 1996-Winter 1997
• Handicapped Access/Holding Cells	Construction	Winter 1996-Winter 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $87.1 million.

Project	*Total Project Cost*
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Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
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Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
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Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Floor Pressurization • Heating Distribution • Juvenile Court/CHINS Office • Juvenile Court Detention • Primary Electrical and Emergency Generator • Repairs at Stairway • Service Elevator • Superior Court Detention Area • Unit Ventilator Repairs	$24,526,846

Project	*Total Project Cost*
Waltham Trial Court	$168,179
• Site Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$87,100,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFUGenUse/PUpdate/Nov96

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, One Ashburton Place, 15th Floor, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

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Massachusetts Courthouse Improvement Program
Project Update

GOVERNMENT DOCUMENTS
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MAR 14 1997

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February 1997
Number 32

On January 23, 1997, the Governor filed a Courts Bond Bill for $583 million in additional courthouse improvement projects. The bill was increased to $685.3 million and was engrossed by the House of Representatives on January 29, 1997. The bill moved to the Senate where it was further amended on February 6, 1997. The Legislature is currently appointing a Conference Committee to finalize the Courts Bond Bill for enactment. Readers of this newsletter are encouraged to contact their legislators to press for enactment of the Courts Bond Bill. Passage of the Courts Bond Bill early in the legislative session is a top priority of the Administration and the Judiciary.

In January, 1997, DCPO Commissioner Lark Jurev Palermo announced the selection of the design/build team of Beacon Construction/Elkus Manfredi for the New Brockton Trial Court. DCPO anticipates that a notice-to-proceed will be issued in early March of 1997. The design and construction period is scheduled to take 24 months with construction ending in March of 1999.

In February, 1997, DCPO awarded the construction contract for the new Chelsea Trial Court to R.W. Granger of Shrewsbury. Construction is scheduled to begin in March of 1997 and be completed in the Summer of 1998.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: The Taunton Site Selection Task Force is meeting to assist DCPO in reviewing potential sites for the new $21 million courthouse. DCPO consultants are testing proposed sites to evaluate environmental contamination levels.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is over 50% complete. The interior work is underway. The exterior brick masonry and roofing is almost complete. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee, established to assist DCPO and the Trial Court in the development of a master plan for the court facilities of Franklin County, has been meeting regularly. The master plan will determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for creation of a centrally located Justice Center. Drummey Rosane Anderson, Inc. has completed the facility conditions report and is developing a space program for the Greenfield County Courthouse with the assistance of the local committee.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract is on hold pending passage of the new Courts Bond Bill and the preparation of swing space to relocate court operations. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.93 million.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the Courts Bond Bill is enacted. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Construction/Elkus Manfredi was officially notified in January that they have been selected for the design/build contract for the new courthouse. The total project cost is $35,000,000. Design and construction is scheduled to begin in March, 1997 on a 4.3 acre site located in downtown Brockton. Construction is scheduled to be completed in 24 months. The District, Probate and Family, Juvenile and Housing Courts will occupy the new courthouse.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - Construction work necessary to weatherproof the north wall as well, as some remaining construction work to weatherproof the south and east facade, was completed by Chapman Waterproofing. The punchlist work is expected to be completed this Spring.

- Fire Protection - TLT Construction Corp. is concluding the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.7 million. Improvements are expected to be completed this Spring.

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the concrete floors and walls of the basement garage level. The contractor has advanced the construction of the steel shell of the building to the mechanical penthouse and roof . The structure is now surrounded by scaffolding in order to heat the interior and proceed with exterior stone. Construction of the exterior walls and installation of the granite and limestone finish has begun. Mechanical duct work, plumbing and electrical work has begun in the basement garage level, the first and second floors. Elevator equipment and shaft wall construction has begun. The 425,000 square foot courthouse will be completed in the Spring of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the passage of the Courts Bond Bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has underway the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Summer of 1997. The total project cost for design and construction is estimated at $6.6 million.

- Chelsea Trial Court: Demolition of the buildings on the existing site has been completed. The construction contract for the new courthouse was awarded to R.W. Granger of Shrewsbury this month. Construction is scheduled to begin in March of 1997 and be completed in the Summer of 1998. The total estimated project cost of the new courthouse is $15 million, including land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.3 million. Completion is scheduled for the Summer of 1997.

- Roxbury Trial Court: TLT Construction is completing the punchlist work on the phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10.2 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract is pending passage of a new Courts Bond Bill and preparation of swing space for the building occupants during construction. The estimated total project cost is $5.91 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The Commonwealth now has the title to the Downtown Worcester Courthouse. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon enactment of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of design and construction at 7 state owned courthouses and 1 county owned courthouses.

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• Holding Cells	Construction	Fall 1996 - Summer 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995 - Spring 1997
Northampton (county owned):		
• Handicapped Access Improvements	Bid for Construction	Summer 1997 - Fall 1997
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994 - Spring 1997
• Handicapped Access/Holding Cells	Construction	Fall 1994 - Spring 1997
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Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

File: CFUGenUse/PUpdate/Feb97

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth*. The **Project Update** is issued quarterly by the Court Facilities Unit, One Ashburton Place, 15th Floor, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.

GOVERNMENT DOCUMENTS
COLLECTION

AUG 26 1997

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Massachusetts Courthouse Improvement Program
Project Update

June 1997
Number 33

On May 13, 1997, the Senate and House Conference Committee appointed by the Legislature passed the Courts Bond Bill for $685.3 million in additional courthouse improvement projects throughout the Commonwealth. The Courts Bond Bill was sent to the Governor for his signature. The Governor returned the bill to the Conference Committee requesting the bill be amended by striking the all union labor provision. The Conference Committee is considering the Governor's request.

On April 22, 1997, DCPO issued a notice-to-proceed to the design-build team of Beacon Construction/Elkus Manfredi for the New Brockton Trial Court. The design process for the courthouse is well underway. Demolition of the existing buildings on the site is expected to begin in the early Summer of 1997. The construction period is scheduled to take 24 months with construction ending in April of 1999.

In April of 1997, R.W. Granger of Shrewsbury began excavation at the site for the New Chelsea Trial Court. Construction is scheduled to be completed in the Summer of 1998.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: The Taunton Site Selection Task Force is meeting to assist DCPO in reviewing potential sites for the new $21 million courthouse. DCPO consultants are investigating proposed sites to evaluate environmental conditions.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is over 68% complete. The interior work is underway. The exterior brick masonry has been completed. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: A local committee, established to assist DCPO and the Trial Court in the development of a master plan for the court facilities of Franklin County, has been meeting regularly. The master plan will determine the service delivery system for the courts in Franklin County, determine the space program for a centrally located Comprehensive Justice Center/Trial Court Complex, evaluate the condition of the existing Greenfield County Courthouse and identify development options for creation of a centrally located Justice Center. The Court Facilities Committee of the Franklin County Futures Lab Project has completed a draft report of a comprehensive justice center masterplan. Drummey Rosane Anderson, Inc. has completed the facility conditions report and will use the masterplan to develop a space program for the Greenfield County Courthouse with the assistance of the local committee.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract and the locating/preparation of swing space to relocate court operations are on hold pending passage of the new Courts Bond Bill. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.9 million.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the Courts Bond Bill is enacted. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Construction/Elkus Manfredi was awarded the design/build contract for the new courthouse. The total project cost is $35 million. Design has begun and the demolition of the site is scheduled to begin in the early Summer of 1997. The courthouse will be built on a 4.3 acre site located in downtown Brockton. Construction is scheduled to be completed in 24 months. The District Court, Probate and Family Court, Juvenile Court, Housing Court and the District Attorney's Office will occupy the new courthouse.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Building Exterior - Construction work necessary to weatherproof the north wall as well as some remaining construction work to weatherproof the south and east facade, was completed by Chapman Waterproofing.

- Fire Protection - TLT Construction Corp. has concluded the life safety improvements for the Old (Historic) and New (High-rise) buildings including stair pressurization systems, fire egress improvements, sprinkler system installation, emergency lighting and automatic fire alarm systems. The total project cost is estimated to be $7.8 million. Punch list items are expected to be completed this Summer.

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the basement garage level and first floor. The steel shell of the building up to the mechanical penthouse and roof was completed this Spring. The structure is now surrounded by scaffolding in order to proceed with the exterior stone. Construction of the exterior walls and installation of the granite and limestone finish is now 70% complete. Mechanical duct work, plumbing and electrical work is 90% complete on the basement floor level through the third floor level and has begun on the fourth and fifth floor levels. Elevator equipment and shaft wall construction has begun. Interior partitioning has begun on the lower floors and the installation of drywall has begun on level one. The 425,000 square foot courthouse will be completed in the Summer of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the passage of the Courts Bond Bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has substantially completed the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Summer of 1997. The total project cost for design and construction is estimated at $6.6 million.

- Chelsea Trial Court: R.W. Granger of Shrewsbury has arrived on the site. Construction began in April of 1997 and is scheduled to be completed in the Summer of 1998. The total estimated project cost of the new courthouse is $15.4 million which includes land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.4 million. Completion is scheduled for the Fall of 1997.

- Roxbury Trial Court: TLT Construction is completing the punchlist work on the phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10.1 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract and locating/preparation of swing space for the building occupants during construction is pending passage of a new Courts Bond Bill. The estimated total project cost is $5.9 million.

- Downtown Worcester Court Facility: The Commonwealth now has the title to the Downtown Worcester Courthouse. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon enactment of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of design and construction at 5 state owned courthouses and 1 county owned courthouses.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Summer 1997 - Winter 1998
Lowell Trial Court:		
• Systems Improvements	Construction	Summer 1996 - Fall 1997
• Handicapped Access/Holding Cells	Construction	Summer 1996 - Fall 1997
Lynn Trial Court		
• Holding Cells	Construction	Fall 1996 - Summer 1997
Malden Trial Court:		
• Building Improvements	Construction	Winter 1995 - Spring 1997
Northampton (county owned):		
• Handicapped Access Improvements	Bid for Construction	Summer 1997 - Fall 1997
Somerville Trial Court:		
• Systems Improvements	Construction	Fall 1994 - Spring 1997
• Handicapped Access/Holding Cells	Construction	Fall 1994 - Spring 1997

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $89.3 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Roof Replacement	$90,957
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • HVAC Improvements	$244,809
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Floor Pressurization • Heating Distribution • Juvenile Court/CHINS Office • Juvenile Court Detention • Primary Electrical and Emergency Generator • Repairs at Stairway • Service Elevator • Superior Court Detention Area • Unit Ventilator Repairs	$24,526,846

Project	*Total Project Cost*
Waltham Trial Court	$1,453,709
• Handicapped Access/Holding Cells	
• Site Improvements	
• Systems Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Woburn Trial Court	$923,300
• Handicapped Access/Holding Cells	
• Systems Improvements	
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$89,300,000**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

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Massachusetts Courthouse Improvement Program

Project Update

September 1997
Number 34

Highlights of the Massachusetts Courthouse Improvement Program

In May of 1997, the Legislature passed a Courts Bond Bill for $685.3 million in additional courthouse improvement projects throughout the Commonwealth. The Courts Bond Bill was sent to the Governor for his signature. The Governor returned the bill to the Legislature requesting the bill be amended by striking the provision requiring a project labor agreement for each court project.

The design-build team of Beacon Shanska Construction/Elkus Manfredi has nearly completed the demolition and asbestos abatement of the existing buildings on the site for the New Brockton Trial Court. Site excavation is scheduled to begin in early October, 1997. The construction document phase of the design process for the courthouse is well underway. The construction period is scheduled to take 24 months with construction ending in the Spring of 1999.

R.W. Granger of Shrewsbury has completed excavation at the site for the New Chelsea Trial Court. The foundation has been poured and the erection of steel has begun. Construction is scheduled to be completed in the Summer of 1998.

On July 11, 1997, legislation was enacted to abolish Middlesex County and transfer the remaining Middlesex County-owned court buildings to the Commonwealth effective immediately. The three courthouses are: the Cambridge Superior/District Court, the Cambridge Probate & Family Court and the Lowell Superior/Probate & Family Court. The ten District Court buildings in Middlesex County were transferred to the Commonwealth by the County in July of 1990.

On July 1, 1997, the Commonwealth officially took over the Franklin County Courthouse in Greenfield. The Franklin County Commissioners voted to transfer the courthouse to the Commonwealth in July, 1996. The Franklin County Courthouse houses the following court functions: Superior Court, Probate & Family Court, District Court and Juvenile Court.

With the transfer of the remaining Middlesex County Courthouses and the Franklin County Courthouse, the Commonwealth now owns 42 courthouses of the 110 court facilities located across the State.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: The Taunton Site Selection Task Force is meeting to assist DCPO in reviewing potential sites for the new $21 million courthouse. DCPO consultants are investigating proposed sites to evaluate environmental conditions. Land appraisers are in the field documenting site acquisition costs.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is nearly 90% complete. The interior finish work for all trades is well underway. The exterior brick masonry has been completed. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction is scheduled to be completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: The Court Facilities Committee of the Franklin County Futures Lab Project has completed a draft report of a comprehensive justice center masterplan. The masterplan will determine the service delivery system for the courts in Franklin County. Drummey Rosane Anderson, Inc. will use the masterplan to develop a space program options for development of a centrally located Justice Center.

MIDDLESEX COUNTY

Middlesex County Master Plan: In May, 1995 the Court Facilities Unit completed an analysis of case load and demographic trends and the capacity of existing courthouses to assist the Trial Court in developing a service delivery system for the courts in Middlesex County. Based on the preferred service delivery plan, program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract and the locating/preparation of swing space to relocate court operations are on hold pending passage of the new Courts Bond Bill. Included in the design is the reorganization of space to improve operational efficiency. The total estimated cost for the renovation is $3.9 million.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the Courts Bond Bill is enacted. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Shanska Construction/Elkus Manfredi was awarded the design/build contract for the new $35 million courthouse to be constructed on a 4.3 acre site located in downtown Brockton. Design of the new facility is underway and demolition and asbestos abatement of the existing buildings is almost completed. Site excavation is scheduled to begin in October, 1997 with construction scheduled to be completed in the Spring of 1999. The District Court, Probate and Family Court, Juvenile Court, Housing Court and the District Attorney's Office will occupy the new courthouse.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the shell of the building up to the mechanical penthouse and roof. Construction of the exterior walls and installation of the granite and limestone finish is 90% complete. The scaffolding surrounding the building is being removed on the New Chardon and arcade sides of the building. Mechanical duct work, plumbing and electrical work is 90% complete on the basement floor level through the fourth floor level and has begun on the fifth and sixth floor levels. Elevator equipment and shaft wall construction has begun. Interior partitioning has begun on the lower floors and the installation of drywall has begun on levels one, two and three. Finish painting has begun on levels one and two. The 425,000 square foot courthouse will be completed in the Summer of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the passage of the Courts Bond Bill for courthouse improvements.

Suffolk County Trial Courts: Major design and construction projects include:

- Brighton Trial Court: P&D Contractors, Inc. of Allston, MA has substantially completed the construction of the renovations to the courthouse. The program includes replacement of deficient systems, correction of code violations and the expansion of the lower level to provide additional probation and detainee areas. The improvements are scheduled for completion in early Fall of 1997. The total project cost for design and construction is estimated at $6.6 million.

- Chelsea Trial Court: R.W. Granger of Shrewsbury began construction in April of 1997. Excavation of the site is completed. The foundation has been poured and the erection of steel has begun. Construction is scheduled to be completed in the Summer of 1998. The total estimated project cost of the new courthouse is $15.4 million, including land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has underway construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. All of the court functions have been relocated to the Dorchester Annex and adjacent temporary trailers during the construction period. The total estimated project cost is $16.4 million. Completion is scheduled for late Fall of 1997.

- Roxbury Trial Court: TLT Construction is completing the punchlist work on the phased renovation and expansion of the Roxbury Trial Court. The total estimated project cost is $10.1 million.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract and locating/preparation of swing space for the building occupants during construction is pending passage of a new Courts Bond Bill. The estimated total project cost is $5.9 million.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The Commonwealth now has the title to the Downtown Worcester Courthouse. The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon enactment of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of design and construction at 2 state owned courthouses and 1 county owned courthouse.

The following is a listing of these repairs organized alphabetically by building name.

Project	*Current Phase*	*Construction Period*
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Winter 1998 - Summer 1998
Lowell Trial Court:		
• Systems Improvements	Construction	Summer 1996 - Winter 1998
• Handicapped Access/Holding Cells	Construction	Summer 1996 - Winter 1998
Northampton (county owned):		
• Handicapped Access Improvements	Construction	Fall 1997 - Winter 1998

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $101.2 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Exterior Repair and Renovations	$228,188
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Windows, Doors	$292,557
Lynn Trial Court • Holding Cells (Remainder of Funding from Trial Court)	$32,287
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Building Improvements • Roof Replacement	$1,895,597
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Exterior Repair and Renovations	$228,188
Somerville Trial Court • Handicapped Access/Holding Cells • HVAC Improvements • Systems Improvements	$1,431,808
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Building Exterior Weathertight Envelope • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Fire Protection	$33,466,317

Project	*Total Project Cost*
Suffolk County Courthouse: Various Renovations (continued)	
• Floor Pressurization	
• Heating Distribution	
• Juvenile Court/CHINS Office/Juvenile Court Detention	
• Primary Electrical and Emergency Generator	
• Repairs at Stairway	
• Service Elevator	
• Superior Court Detention Area	
• Unit Ventilator Repairs	
Waltham Trial Court	$1,453,709
• Handicapped Access/Holding Cells	
• Site Improvements	
• Systems Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Woburn Trial Court	$923,300
• Handicapped Access/Holding Cells	
• Systems Improvements	
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$101,243,939**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

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Massachusetts Courthouse Improvement Program
Project Update

January 1998
Number 35

Highlights of the Massachusetts Courthouse Improvement Program

Courts Bond Bill:

The $685.3 million Courts Bond Bill is still awaiting action by the Legislature. Disagreement over an "all union labor provision" within the measure continues to prevent passage of the bill. The Legislature, which convenes in January, is expected to take up the bill again this session.

Chapter 88 of the Acts of 1997 - Emergency Repairs to State-owned Court Facilities:

In August of 1997, Governor Cellucci and the Legislature enacted Chapter 88 of the Acts of 1997 which appropriated $13,500,000 in surplus operational funds for emergency deferred maintenance and repairs to state-owned court facilities throughout the Commonwealth. The most immediate repairs will be to the following state-owned court facilities: Ayer District Court roof, hardware and windows repair, Brighton District Court roof repair, Cambridge Superior/District Court exterior precast panels repair and condenser/pump emergency generator repair, Cambridge Probate & Family Court elevator repair, East Boston District Court wall, roof and repointing repair, Falmouth Trial Court septic system, Framingham District Court groundwater remediation and boiler repair, Franklin County Courthouse roof repair, Lowell Superior/Probate & Family Court roof repair, Lowell District Court roof/parapet repair, Marlborough District Court roof repair, Peabody District Court roof repair, Salem Superior Court roof repair, Salem District court roof repair, Suffolk County Courthouse conductor bus/transformer repair and Downtown Worcester Courthouse roof repair, small building demolition, chillers and packaged units repair. The razing of an abandoned building in Worcester has been given high priority.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: The Taunton Site Selection Task Force is meeting to assist DCPO in reviewing potential sites for the new courthouse. DCPO consultants are investigating proposed sites to evaluate environmental conditions. Land appraisers are assisting in establishing site acquisition costs.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library is nearly complete. The interior finish work for all trades is substantially completed. The total project cost for the new building, including site clean-up and demolition, is estimated at $34.5 million. Construction will be substantially completed in January of 1998.

FRANKLIN COUNTY

Franklin County Master Plan: The Court Facilities Committee of the Franklin County Futures Lab Project has completed a draft report of a comprehensive justice center masterplan. The masterplan will determine the service delivery system for the courts in Franklin County. Drummey Rosane Anderson, Inc. will use the masterplan to develop a space program and options for development of a centrally located Justice Center.

MIDDLESEX COUNTY

Middlesex County Master Plan: Program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed with the passage of the new Courts Bond Bill. The program will be based on a planned service delivery system.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements, is completed. Bidding of the construction contract and the locating/preparation of swing space to relocate court operations are on hold pending passage of the new Courts Bond Bill.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the Courts Bond Bill is enacted. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Shanska Construction/Elkus Manfredi was awarded the design/build contract for the new $35 million courthouse to be constructed on a 4.3 acre site located in downtown Brockton. Design of the new courthouse is underway and demolition and asbestos abatement of the existing buildings has been completed. Excavation for the building is 90% complete and the foundation work is underway. The construction is scheduled to be completed in the Spring of 1999. The District Court, Probate and Family Court, Juvenile Court, Housing Court and the District Attorney's Office will occupy the new courthouse.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the shell of the building up to the mechanical penthouse and roof. Construction of the exterior walls and installation of the granite and limestone finish is complete. The scaffolding surrounding the building has been removed on the New Chardon and arcade sides of the building. Mechanical duct work, plumbing and electrical work is 90% complete on the basement floor level through the fourth floor level and is approximately 50% complete on the fifth and sixth floor levels. Elevator equipment and shaft wall construction is nearing completion. Interior partitioning has begun on the lower floors and the installation of drywall has begun on levels one, two, three and four. Finish painting has begun on levels one, two and three. Finish millwork has begun on the courtroom floors. The 425,000 square foot courthouse will be completed in the Summer of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the passage of the Courts Bond Bill.

Suffolk County Trial Courts: Major design and construction projects include:

- Chelsea Trial Court: R.W. Granger of Shrewsbury began construction in April of 1997. Excavation of the site is completed. The foundation has been poured and the erection of steel is complete. Concrete slabs and underground utilities have been placed. Construction is scheduled to be completed in the Fall of 1998. The total estimated project cost of the new courthouse is $15.4 million, including land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has completed construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. The contractor is finishing the punchlist work. The total estimated project cost is $16.4 million. The courthouse has been occupied.

- South Boston Trial Court: Design of the comprehensive renovations to the building is complete. Bidding of the construction contract and locating/preparation of swing space for the building occupants during construction is pending passage of a new Courts Bond Bill.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon enactment of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has underway repair projects in various stages of design and construction at 16 state-owned courthouses and 1 county-owned courthouse. Some of the projects are being assigned to the Trial Court.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Roof, Hardware, Windows Repair	Study/Design	Prior to Summer 1999
Brighton District Court:		
• Roof Repair	Study/Design	Prior to Summer 1999
Cambridge Superior/District Court:		
• Exterior Precast Panels Repair	Design	Summer 1998 - Summer 1999
• Condenser/Pump/Emergency Generator	Study/Design	Prior to Summer 1999
Cambridge Probate & Family Court:		
• Elevator Repair	Study/Design	Summer 1998 - Summer 1999
Concord Trial Court:		
• Electrical Wiring Replacement	Design	Winter 1998 - Fall 1998
East Boston District Court:		
• Wall, Roof, Repointing	Study/Design	Prior to Summer 1999
Framingham District Court:		
• Boiler Repair	Study/Design	Prior to Summer 1999
• Groundwater Remediation	Study/Design	Prior to Summer 1999
Franklin County Courthouse:		
• Roof Repair	Study/Design	Spring 1998 - Summer 1998
Lowell Superior/P&F Court:		
• Roof Repair	Study/Design	Summer 1998 - Summer 1999
• Ceilings & Windows	Study/Design	Prior to Summer 1999
Lowell District Court:		
• Roof/Parapet Repair	Study/Design	Prior to Summer 1999
Marlborough District Court:		
• Roof Repair	Study/Design	Prior to Summer 1999
Northampton (county owned):		
• Handicapped Access Improvements	Construction	Fall 1997 - Winter 1998
Peabody District Court:		
• Roof Repair	Study/Design	Prior to Summer 1999
Salem Superior Court:		
• Roof Repair	Study/Design	Summer 1998 - Summer 1999
Salem District Court:		
• Roof Repair	Study/Design	Prior to Summer 1999
Suffolk County Courthouse:		
• Conductor Bus/Transformer Repair	Study/Design	Prior to Summer 1999
Worcester Downtown Courthouse:		
• Chillers & Packaged Units	Study/Design	Prior to Summer 1999
• Roof Repair/Cooling Towers/Bldg Demo	Study/Design	Summer 1998 - Summer 1999

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $119.9 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Complete Renovation • Exterior Repair and Renovations	$7.182,174
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Renovations • Windows, Doors	$1,939,529
Lynn Trial Court • Holding Cells (Remainder of Funding from Trial Court)	$32,287
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Building Improvements • Roof Replacement	$1,895,597
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Complete Renovation • Exterior Repair and Renovations	$10,303,685
Somerville Trial Court • Handicapped Access/Holding Cells • HVAC Improvements • Systems Improvements	$1,431,808
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Building Exterior Weathertight Envelope • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Fire Protection	$33,466,317

Project	*Total Project Cost*
Suffolk County Courthouse: Various Renovations (continued)	
• Floor Pressurization	
• Heating Distribution	
• Juvenile Court/CHINS Office/Juvenile Court Detention	
• Primary Electrical and Emergency Generator	
• Repairs at Stairway	
• Service Elevator	
• Superior Court Detention Area	
• Unit Ventilator Repairs	
Waltham Trial Court	$1,453,709
• Handicapped Access/Holding Cells	
• Site Improvements	
• Systems Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Woburn Trial Court	$923,300
• Handicapped Access/Holding Cells	
• Systems Improvements	
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$119,920,394**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
TOTAL	**$1,119,513**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, One Ashburton Place, 15th Floor, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.
File:CFUGenUse/PUpdate/Jan98

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GOVERNMENT DOCUMENTS
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Massachusetts Courthouse Improvement Program
Project Update

April 1998
Number 36

Highlights of the Massachusetts Courthouse Improvement Program

Dorchester Trial Court Dedication Ceremony and Open House:

On April 29, 1998, Acting Governor Argeo Paul Cellucci attended the program for the Dedication Ceremony and Open House at the courthouse to celebrate the renovation and expansion of the Dorchester Trial Court. Speaker of the House of Representatives Thomas M. Finneran, DCPO Commissioner Lark Jurev Palermo, Supreme Judicial Court Chief Justice Herbert P. Wilkins, Chief Justice for Administration and Management John J. Irwin, Jr., judges, members of the Judiciary and local elected officials also participated in the Dedication Ceremony of the courthouse. The fully renovated and expanded courthouse, originally built in 1925, will house the District and Juvenile Courts with improved jury facilities and a Children's Center.

Courts Bond Bill:

The Legislature is currently debating the $685.3 million Courts Bond Bill. Passage of the bill is anticipated some time this legislative session which ends in June. Disagreement over an "all union labor provision" within the measure continues to prevent passage of the bill.

Chapter 88 of the Acts of 1997 - Emergency Repairs to State-owned Court Facilities:

The emergency deferred maintenance and repair projects to state-owned court facilities throughout the Commonwealth are well underway. $13,500,000 in surplus operational funds were appropriated last year for implementing these improvements. The emergency repairs include improvements to the roofs, chillers, cooling towers, windows, exterior and holding cells in various courthouses throughout the Commonwealth.

DCPO/Court Facilities Unit, 1 Ashburton Place, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: DCPO has selected a site in the downtown area for the new courthouse. The site acquisition process is underway and DCPO consultants are investigating the proposed site to determine the footprint and orientation of the new courthouse and quantify the site remediation costs.

ESSEX COUNTY

Lawrence Court Complex: Construction of the new facility for the District, Probate & Family, Housing and Juvenile Courts and a Trial Court Law Library has received Public Safety Use and Occupancy. The total project cost for the new building, including site clean-up and demolition, is approximately $34.5 million.

FRANKLIN COUNTY

Franklin County Master Plan: The Court Facilities Committee of the Franklin County Futures Lab Project has completed a draft report of a Comprehensive Justice Center Masterplan. The masterplan will determine the service delivery system for the courts in Franklin County. Drummey Rosane Anderson, Inc. will use the masterplan to develop a space program and options for development of a centrally located Justice Center.

MIDDLESEX COUNTY

Middlesex County Master Plan: Program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed with the passage of the new Courts Bond Bill.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements is substantially completed. Bidding of the construction contract and the identification and preparation of swing space to relocate court operations are on hold pending passage of the new Courts Bond Bill.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the Courts Bond Bill is enacted. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Shanska Construction/Elkus Manfredi has begun construction of the new $35 million courthouse in downtown Brockton. The foundations and basement exterior walls are complete. First floor slabs are being placed and structural steel framing is being erected for the first and second floors. Site utility work is underway. The construction is scheduled for completion in the Spring of 1999. The new courthouse will house the District Court, Probate and Family Court, Juvenile Court, Housing Court and the District Attorney's Office.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed the construction of the shell of the building up to the mechanical penthouse and roof. Construction of the exterior walls and installation of the granite and limestone finish is complete. The scaffolding surrounding the building has been removed. The building is 90% complete. All elevators are completed. Contractors are finalizing electrical connections to alarm panels at the control centers. Interior partitioning is nearing completion. Interior stone work has begun on the lower floors and the installation of veneer plaster has begun on levels one, two, three, four and five. Finish painting has begun on levels one, two and three. Finish millwork has begun on the courtroom floors. Acoustic tile ceilings are being installed on floors one, two and three. Installation of carpet has begun. The 425,000 square foot courthouse will be completed in the Summer of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the passage of the Courts Bond Bill.

Suffolk County Trial Courts: Major design and construction projects include:

- Chelsea Trial Court: R.W. Granger of Shrewsbury began construction in April of 1997. All trades are underway and construction is 40% complete. Construction of the new facility for the District and Juvenile Courts is scheduled for completion in the Winter of 1998. The total estimated project cost of the new courthouse is $15.4 million, including land acquisition costs.

- Dorchester Trial Court: Peabody Construction of Braintree has completed construction of the full renovation and expansion of the courthouse to provide appropriate space for the District and Juvenile Court Departments, as well as for jury facilities and a Children's Center. The contractor is finishing the punchlist work. The total estimated project cost is $16.4 million. The newly renovated courthouse has been occupied since January of 1998. The Dedication Ceremony and Open House to celebrate the renovation and expansion of the courthouse on April 29, 1998 was a success.

- South Boston Trial Court: Design of the comprehensive renovations to the building is substantially complete. Bidding of the construction contract and the identification and preparation of swing space for the building occupants during construction is pending passage of a new Courts Bond Bill.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon enactment of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to the major renovations and new construction projects, the Court Facilities Unit and the Trial Court have underway repair projects in various stages of design and construction at 15 state-owned courthouses.

Project	*Current Phase*	*Construction Period*
Ayer District Court:		
• Roof, Hardware, Windows Repair	Study/Design	Completed by Spring 1999
Brighton District Court:		
• Roof Repair	Study/Design	Completed by Spring 1999
Cambridge Superior/District Court:		
• Exterior Precast Panels Repair	Design	Summer 1998 - Spring 1999
• Condenser/Pump/Emergency Generator	Study/Design	Prior to Summer 1999
Cambridge Probate & Family Court:		
• Elevator Repair	Study/Design	Summer 1998 - Spring 1999
Concord Trial Court:		
• Electrical Wiring Replacement	Construction	Spring 1998 - Winter 1998
East Boston District Court:		
• Wall, Roof, Repointing	Study/Design	Fall 1998 - Winter 1998
Framingham District Court:		
• Groundwater Remediation	Study/Design	Prior to Summer 1999
Franklin County Courthouse:		
• Roof Repair	Study/Design	Summer 1998 - Winter 1998
Lowell Superior/P&F Court:		
• Roof Repair	Study/Design	Fall 1998 - Spring 1999
• Ceilings & Windows	Study/Design	Fall 1998 - Spring 1999
Lowell District Court:		
• Roof/Parapet Repair	Study/Design	Completed by Spring 1999
Marlborough District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Peabody District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Salem Superior Court:		
• Roof Repair	Study/Design	Fall 1998 - Spring 1999
Salem District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Worcester Downtown Courthouse:		
• Chillers & Packaged Units	Study/Design	Fall 1998 - Spring 1999
• Roof Repair/Cooling Towers/Bldg Demo	Study/Design	Fall 1998 - Spring 1999

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $120 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Complete Renovation • Exterior Repair and Renovations	$7.182,174
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Life Safety	$312,677
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Renovations • Windows, Doors	$1,939,529
Lynn Trial Court • Holding Cells (Remainder of Funding from Trial Court)	$32,287
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Building Improvements • Roof Replacement	$1,895,597
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Complete Renovation • Exterior Repair and Renovations	$10,303,685
Somerville Trial Court • Handicapped Access/Holding Cells • HVAC Improvements • Systems Improvements	$1,431,808
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Building Exterior Weathertight Envelope • Conductor Bus/Transformer Repair • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Fire Protection	$33,574,576

Project	*Total Project Cost*
Suffolk County Courthouse: Various Renovations (continued)	
• Floor Pressurization	
• Heating Distribution	
• Juvenile Court/CHINS Office/Juvenile Court Detention	
• Primary Electrical and Emergency Generator	
• Repairs at Stairway	
• Service Elevator	
• Superior Court Detention Area	
• Unit Ventilator Repairs	
Waltham Trial Court	$1,453,709
• Handicapped Access/Holding Cells	
• Site Improvements	
• Systems Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Woburn Trial Court	$923,300
• Handicapped Access/Holding Cells	
• Systems Improvements	
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$120,028,653**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
• Northampton Courthouses Handicapped Access Improvements	$223,824
TOTAL	**$1,343,337**

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, One Ashburton Place, 15th Floor, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.
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Massachusetts Courthouse Improvement Program
Project Update

GOVERNMENT DOCUMENTS COLLECTION
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August 1998
Number 37

Highlights of the Massachusetts Courthouse Improvement Program

New $730.3 Million Courts Bond Bill is Signed into Law:

On July 28, 1998, Governor Argeo Paul Cellucci signed into law a $730.3 million New Courts Bond Bill for major courthouse improvements throughout the Commonwealth. The bill signing ceremony took place at the Probate and Family Courthouse in historic Salem, Massachusetts. Division of Capital Asset Management Commissioner Lark Jurev Palermo, Supreme Judicial Court Chief Justice Herbert P. Wilkins, Chief Justice for Administration and Management John J. Irwin, Jr., Chief Justice for the District Court Samuel E. Zoll, members of the Judiciary, local elected officials and members of the Massachusetts Bar Association participated in the bill signing ceremony. The implementation of the new Courts Bond Bill is pending passage of a terms bill.

Transfer of Hampden County and Worcester County Courthouses to the Commonwealth:

On July 1, 1998, the Commonwealth officially acquired all of the courthouses located in Hampden County and the remaining courthouses located in Worcester County in accordance with Chapter 48 of the Acts of 1997. The 5 Hampden County courthouses are the Chicopee District Court, the Holyoke District Court, the Palmer District Court, the Springfield Juvenile/Housing Court and the Springfield Hall of Justice. The 8 Worcester County courthouses are the Clinton District Court, the Dudley District Court, the Fitchburg Superior/Probate & Family/Housing Court, the Fitchburg District Court, the Gardner District Court, the Milford District Court, the Uxbridge District Court and the Westborough District Court. The Commonwealth had acquired the Downtown Worcester Courthouse in Worcester County on July 1, 1996. With the transfer of the 13 courthouses in Hampden and Worcester Counties, the Commonwealth now owns 56 courthouses of the 110 court facilities located throughout the State.

Chapter 88 of the Acts of 1997 - Emergency Repairs to State-owned Court Facilities:

The emergency deferred maintenance and repair projects to state-owned court facilities throughout the Commonwealth are well underway. $13,500,000 in surplus operational funds were appropriated last year for implementing these improvements. The emergency repairs include improvements to the roofs, chillers, cooling towers, windows, exterior facade and holding cells in numerous courthouses throughout the Commonwealth.

Court Facilities Unit, One Ashburton Place, 15th Floor, Boston, MA 02108 (617) 727-8085, ext. 393

BRISTOL COUNTY

Taunton Trial Court: DCPO has selected a site in the downtown area for the new courthouse. The site acquisition process is underway and DCPO consultants are investigating the proposed site to determine the footprint and orientation of the new courthouse and quantify the site remediation costs.

ESSEX COUNTY

Lawrence Court Complex: All Trial Court Departments have occupied the new courthouse. The punchlist work is underway. The total project cost for the new building, including site clean-up and demolition, is approximately $34.5 million.

FRANKLIN COUNTY

Franklin County Master Plan: The Court Facilities Committee of the Franklin County Futures Lab Project has completed a draft report of a Comprehensive Justice Center Masterplan. The masterplan will determine the service delivery system for the courts in Franklin County. Drummey Rosane Anderson, Inc. will use the masterplan to develop a space program and options for development of a centrally located Justice Center.

MIDDLESEX COUNTY

Middlesex County Master Plan: Program studies for the Middlesex Probate and Family Court and the Lowell courts will be completed with the implementation of the new Courts Bond Bill.

Newton Trial Court: The design for the comprehensive renovation of the building, including systems upgrades, exterior repairs, life safety and access improvements is substantially completed. Final approval and bidding of the construction contract and the identification and preparation of swing space to relocate court operations are on hold pending the implementation of the new Courts Bond Bill.

PLYMOUTH COUNTY

Plymouth Trial Court: Advertisement and selection of a final designer for the new facility for the District, Superior, Juvenile and Housing Courts will begin as soon as the new Courts Bond Bill is implemented. The new facility will be located on a 1.67 acre site on Long Pond Road that the County transferred to the Commonwealth.

Brockton Trial Court: The design/build team of Beacon Shanska Construction/Elkus Manfredi has begun construction of the new $35 million courthouse in downtown Brockton. The foundations, basement exterior walls, slabs and structural steel are complete. The construction is scheduled for completion in the Spring of 1999. The new courthouse will house the District Court, Probate and Family Court, Juvenile Court, Housing Court and the District Attorney's Office.

SUFFOLK COUNTY

Suffolk County Courthouse: Major design and construction projects include:

- Massachusetts Trial Court at New Chardon Street - The contractor, Dimeo/O'Connor a joint venture firm, has completed 98% of the building construction. Construction of the exterior is complete. Contractors are finalizing the building systems. Interior stone work is almost complete on the lower floors and the installation of veneer plaster is complete on all levels of the building. Punchlist work has begun on all finish work and on the building systems. The 425,000 square foot courthouse will be completed in the Summer of 1998.

- Renovation of Suffolk County Courthouse - Confirmation of the schematic design and phasing approach for the complete renovation of the Suffolk County Courthouse is underway. Design of the project will resume when funding for construction is secured with the implementation of the new Courts Bond Bill.

Suffolk County Trial Courts: Major design and construction projects include:

- Chelsea Trial Court: R.W. Granger of Shrewsbury has completed the construction of the exterior envelope. All trades are underway and construction is 60% complete. Construction of the new facility for the District and Juvenile Courts is scheduled for completion in the Winter of 1998. The total estimated project cost of the new courthouse is $15.4 million, which includes land acquisition costs.

- South Boston Trial Court: Design of the comprehensive renovations to the building is substantially complete. Final approval and bidding of the construction contract and the identification and preparation of swing space for the building occupants during construction is pending implementation of the new Courts Bond Bill.

WORCESTER COUNTY

- Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. will proceed with final design upon implementation of the new Courts Bond Bill and selection of the preferred development option.

Court Repair Projects

In addition to major renovations and new construction projects, the Court Facilities Unit and the Trial Court have underway repair projects in various stages of design and construction at 15 state-owned courthouses.

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• Exterior Precast Panels Repair	Design	Summer 1998 - Spring 1999
• Condenser/Pump/Emergency Generator	Study/Design	Prior to Summer 1999
Cambridge Probate & Family Court:		
• Elevator Repair	Study/Design	Summer 1998 - Spring 1999
Concord Trial Court:		
• Electrical Wiring Replacement	Construction	Spring 1998 - Winter 1998
East Boston District Court:		
• Wall, Roof, Repointing	Study/Design	Fall 1998 - Winter 1998
Framingham District Court:		
• Groundwater Remediation	Study/Design	Prior to Summer 1999
Franklin County Courthouse:		
• Roof Repair	Study/Design	Summer 1998 - Winter 1998
Lowell Superior/P&F Court:		
• Roof Repair	Study/Design	Fall 1998 - Spring 1999
• Ceilings & Windows	Study/Design	Fall 1998 - Spring 1999
Lowell District Court:		
• Roof/Parapet Repair	Study/Design	Completed by Spring 1999
Marlborough District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Peabody District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Salem Superior Court:		
• Roof Repair	Study/Design	Fall 1998 - Spring 1999
Salem District Court:		
• Roof Repair	Study/Design	Fall 1998 - Winter 1998
Worcester Downtown Courthouse:		
• Chillers & Packaged Units	Study/Design	Fall 1998 - Spring 1999
• Roof Repair/Cooling Towers/Bldg Demo	Study/Design	Fall 1998 - Spring 1999

Completed Projects

The following projects have been completed since 1990. The total project cost of these improvements is $136.4 million.

Project	*Total Project Cost*
Ayer Trial Court • Emergency Roof Replacement • Handicapped Access/Holding Cells • Office Space Improvements • Systems Improvements	$553,020
Brighton Trial Court • Complete Renovation • Exterior Repair and Renovations	$7.182,174
Brockton Trial Court • Renovate Detainee Area	$189,090
Cambridge Superior Court • Statewide Data Center	$216,715
Charlestown Trial Court • Detention Upgrade • Roof, Life Safety	$312,677
Concord Trial Court • Handicapped Access/Holding Cells • Site Repairs • Systems Improvements	$671,465
Dedham Superior Court • New Courtroom	$176,408
Dorchester Trial Court • Complete Renovation & Addition • Life Safety	$16,687,048
East Boston Trial Court • Life Safety	$312,677
East Cambridge Trial Court • Renovate Old Third District Court	$4,171,393
Fall River Trial Court (Durfee School) • Complete Renovation • Priority Repairs • Roof Repairs	$15,012,669
Falmouth Trial Court • Partial Funding of Temporary Facility	$11,500
Framingham Trial Court • Emergency Gas Conversion • Ground Water Remediation • Handicapped Access/Holding Cells • Jury Space Improvements • Roof Replacement • Site Improvements • Systems Improvements	$1,556,011

Project	*Total Project Cost*
Haverhill Trial Court • Renovate Detainee Area	$145,265
Lawrence Trial Court • Renovate Detainee Area	$249,913
Lawrence Superior Court • Comprehensive Renovation	$6,904,357
Lowell Trial Court • Electrical Upgrade • Renovations • Windows, Doors	$1,939,529
Lynn Trial Court • Holding Cells (Remainder of Funding from Trial Court)	$32,287
Marlborough Trial Court • Handicapped Access/Holding Cells • Systems Improvements • Windows, Roof	$1,007,295
Malden Trial Court • Building Improvements • Roof Replacement	$1,895,597
Newburyport Trial Court • Access Modifications • New Consolidated Newburyport/Amesbury Court • Pumphouse Renovation	$12,097,324
Roxbury Trial Court • Complete Renovation • Exterior Repair and Renovations	$10,303,685
Somerville Trial Court • Handicapped Access/Holding Cells • HVAC Improvements • Systems Improvements	$1,431,808
South Boston Trial Court • Life Safety • Repairs to Exterior Facade • Roof Replacement • Windows	$841,300
Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Appeals Court Renovation • Boiler Replacement • Building Exterior Weathertight Envelope • Conductor Bus/Transformer Repair • Electrical Distribution - Historic • Elevators • Exterior Envelope Repairs • Fire Damaged Windows • Fire Protection	$33,574,576

Project	*Total Project Cost*
Suffolk County Courthouse: Various Renovations (continued)	
• Floor Pressurization	
• Heating Distribution	
• Juvenile Court/CHINS Office/Juvenile Court Detention	
• Primary Electrical and Emergency Generator	
• Repairs at Stairway	
• Service Elevator	
• Superior Court Detention Area	
• Unit Ventilator Repairs	
Waltham Trial Court	$1,453,709
• Handicapped Access/Holding Cells	
• Site Improvements	
• Systems Improvements	
West Roxbury Trial Court	$8,387,555
• Comprehensive Renovation/Expansion	
• Exterior Repair and Renovations	
Western Worcester Trial Court	$7,575,632
Woburn Trial Court	$923,300
• Handicapped Access/Holding Cells	
• Systems Improvements	
Lighting Retrofits	$11,495
• Marlborough Trial Court	
• Newton Trial Court	
• Somerville Trial Court	
• Waltham Trial Court	
• Woburn Trial Court	
Asbestos Removal	$575,550
• Ayer Trial Court	
• Brighton Trial Court	
• Charlestown Trial Court	
• Dedham Probate Court	
• East Boston Trial Court	
• Framingham Trial Court	
• Lowell Trial Court	
• Marlborough Trial Court	
• Suffolk County Courthouse Elevator Shafts	
• Somerville Trial Court	
• South Boston Trial Court (Phase I & II)	
• Suffolk County Courthouse Heating Plant	
• Suffolk County Courthouse Juvenile Detention	
• Suffolk County Courthouse Old & New Buildings	
• Waltham Trial Court	
• Woburn Trial Court	
TOTAL (No county funded project costs included)	**$136,403,024**

Completed County Funded Projects

Project	*Total Project Cost*
• Brookline and Quincy Trial Court-Roofs	$171,331
• Northampton Trial Court Holding Cells	$304,341
• Northampton Hall of Records-Roof	$643,841
• Northampton Courthouses Handicapped Access Improvements	$223,824
TOTAL	**$1,343,337**

The Division of Capital Asset Management Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth.* The **Project Update** is issued quarterly by the Court Facilities Unit, One Ashburton Place, 15th Floor, Boston MA 02108. Telephone 617-727-8085, ext. 393. Kelly Quinn Popejoy, Director.
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